

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE FOR
LAKES AT CREEKSIDE HOMEOWNERS ASSOCIATION**

STATE OF TEXAS §
§
COUNTY OF HARRIS §

1. Name of Subdivision: Lakes at Creekside
2. Name of Homeowners Association: Lakes at Creekside Homeowners Association
3. Recording Data for Subdivision: Exhibit "A" attached to Declaration; Clerk's File No. 20150278839
4. Recording Data for Declaration: Clerk's File No: 20150278839
5. Name and mailing address of Association: Lakes at Creekside Homeowners Association, 7817 W. Rayford Road, Spring, TX 77389
6. The association's designated representative is: Lakes at Creekside Homeowners Association, c/o Maison Property Management, 7817 W. Rayford Road, Spring, TX 281-378-5930
7. Other information the Association considers appropriate for the governing, administration or operation of the subdivision and homeowners association: Certificate of Formation attached hereto as Exhibit "A"

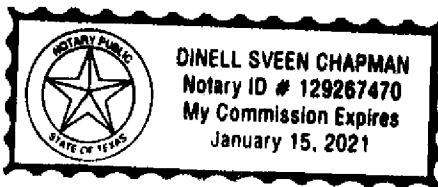
Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for Lakes at Creekside as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

**LAKES AT CREEKSIDE HOMEOWNERS
ASSOCIATION**

By: [Signature]
Vanessa K. Stroberg, Community Manager

STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged and signed before me on this the 16 day of August, 2017 by Vanessa K. Stroberg, the Community Manager of on behalf of the Lakes at Creekside Homeowners Association.



[Signature]
Notary Public - State of Texas

RP-2017-372573



**CERTIFICATE OF FORMATION
LAKES AT CREEKSIDE HOMEOWNERS ASSOCIATION**

FILED
In the Office of the
Secretary of State of Texas
OCT 24 2014
Corporations Section

**ARTICLE I
CORPORATE NAME**

The name of the corporation is LAKES AT CREEKSIDE HOMEOWNERS ASSOCIATION (the "Association").

**ARTICLE II
NON-PROFIT CORPORATION**

The Association is a non-profit corporation, formed pursuant to the Texas Business Organization Code (the "Code"). No part of the income or assets of the Association is distributable to or for the benefit of its members, directors, or officers, except to the extent permissible under law.

**ARTICLE III
DURATION**

The period of duration is perpetual.

**ARTICLE IV
PURPOSES**

The Association is formed for the purposes of providing for maintenance, preservation and architectural control of the property subject to the Declaration of Covenants, Conditions and Restrictions applicable to certain land located in the Lakes at Creekside subdivision (the "Declaration") a subdivision in Harris County, Texas, which Declaration shall be recorded in Harris County, Texas, and any additional property that may hereafter be made subject to the Declaration.

**ARTICLE V
POWERS**

Except as otherwise provided in this Certificate of Formation, the Association shall have all of the powers provided in the Code. Moreover, the Association shall have all implied powers necessary and proper to carry out its express powers.

**ARTICLE VI
RESTRICTIONS AND REQUIREMENTS**

The Association shall not pay dividends or other corporate income to its members, directors or officers or otherwise accrue distributable profits or permit the realization of private gain. The Association shall have no power to take any action prohibited by the Code.

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**ARTICLE VII
MEMBERSHIP**

Each person or entity who is a record owner of a fee or undivided fee interest in any property subject by the Declaration to assessment by the Association, including contract sellers, shall be a member of the Association. Persons or entities who hold an interest in the property merely as security for the performance of an obligation shall not, however, be members. Membership shall be appurtenant to and may not be separated from ownership of the property which is subject to assessment by the Association. Ownership of such property shall be the sole qualification for membership.

**ARTICLE VIII
VOTING RIGHTS**

The Association shall have two classes of members as provided in the By-Laws of the Association.

**ARTICLE IX
INITIAL REGISTERED OFFICE AND AGENT**

The street address of its initial registered office is 6046 FM 2920 Rd., Suite 512, Spring, Texas 77379 and the name of its initial registered agent at such address is James Alan Kent.

**ARTICLE X
BOARD OF DIRECTORS**

The number of directors constituting the initial board of directors is three (3), and the names and addresses of the persons who are to serve as directors are:

James Alan Kent	6046 FM 2920 Rd, Suite 512 Spring, Texas 77379
Duane Iselt	6046 FM 2920 Rd, Suite 512 Spring, Texas 77379
Amin Himanshu	6046 FM 2920 Rd, Suite 512 Spring, Texas 77379

The number of directors may be increased or decreased by adoption or amendment of the By-Laws, however the number of directors shall never be less than three. The board of directors shall have the authority to amend the by-laws to increase the number of directors, as well as any other amendments the board deems necessary. In electing directors, members shall not be permitted to cumulate their votes.

**ARTICLE XI
LIMITATION ON LIABILITY OF DIRECTORS**

A director is not liable to the Association or members for monetary damages for an act or omission in the director's capacity as director except to the extent otherwise provided by statute in the State of Texas.

ARTICLE XII INDEMNIFICATION

The Association shall indemnify its directors, officers, employees, and agents to the full extent permitted by the laws of the State of Texas

Also, the Association shall limit the liability of its directors to the Association to the full extent permitted by the laws of the State of Texas

ARTICLE XIII INCORPORATOR

The name and address of the incorporator is:

Sarah Ann Powers
Hoover Slovacek, L.L.P.
Galleria Tower II
5051 Westheimer, Suite 1200
Houston, Texas 77056

ARTICLE XIV DISSOLUTION

Upon dissolution, the assets of the Association shall be dedicated to a public body, or conveyed to a non-profit organization with a similar purpose as the Association.

ARTICLE XV AMENDMENT

This Certificate of Formation may only be amended with the consent of at least two-thirds (2/3rds) of the members of the Association entitled to vote and present at a meeting in person or by proxy.



Sarah Ann Powers
Incorporator

RP-2017-372573
Pages 5
08/17/2017 01:19 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$28.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

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