

Management Certificate

*In compliance with Tex. Prop. Code, Title 11 Section 209.004*

STATE OF TEXAS

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COUNTY OF MONTGOMERY

I, Rachel Schmutz, am the Property Manager of Lakes of Woodtrace Community Association, Inc., the entity filing this Management Certificate ("the Association"), which is a duly organized and existing non-profit Texas Corporation. In said capacity, I am aware of the governing documents for the Association and am competent to make this Affidavit. As such, I certify that the following information is correct:

Name of Subdivision: Lakes of Woodtrace  
Name of Association: Lakes of Woodtrace Community Association, Inc.  
Website of Association: <https://www.csutx.com/our-communities/lakes-of-woodtrace-2/>

The governing documents for the Association are as follows:

NAME	FILING #	DATE FILED
Declaration of Covenants, Conditions and Restrictions	2014007958	01/29/14
Certificate of Formation	2014016396	02/25/14
Bylaws	2014016396	02/25/14
Supplemental and Amended Declaration of Covenants, Conditions and Restrictions	2014036051	04/22/14
Collection / Payment Plan Policy	2014092668	09/22/14
Document Retention Policy	2014092714	09/22/14
Flag Display Guidelines	2014092718	09/22/14
Rainwater Harvesting System Guidelines	2014092717	09/22/14
Records Production and Copying Policy	2014092715	09/22/14
Religious Items Display Policy	2014092669	09/22/14
Shingle Criteria	2014092719	09/22/14

Fees charged by the association relating to a property transfer in the subdivision are more fully described in the attached Exhibit "A".

Additional fees which may include fees for items such as collections, refinancing, returned checks, title searches, lien searches, certified mail fees, deed compliance are set forth in one or more of the policies indicated herein.

For information regarding additional fees charged by the Association's attorney for matters including collections, transfers, refinancing, resale, returned checks, title searches, lien searches, certified mail fees, deed compliance, please contact the Association's counsel, at the address below.

The name and mailing address of the Association:

Lakes of Woodtrace Community Association, Inc.  
P.O. Box 5191  
Katy, TX 77491

The name, mailing address, telephone number, and email address of the managing agent / designated representative:

Rachel Schmutz  
Community Solutions  
P.O. Box 5191  
Katy, TX 77491  
(713) 429-5440  
[rschmutz@csutx.com](mailto:rschmutz@csutx.com)

