

199354

**2024 MANAGEMENT CERTIFICATE
PURSUANT TO TEXAS PROPERTY CODE 209.004**

**THE STATE OF TEXAS §
 §
COUNTY OF TRINITY §**

KNOW ALL MEN BY THESE PRESENTS:

THE LANDING ON LAKE LIVINGSTON COMMUNITY ASSOCIATION, INC., a Texas Non-profit Corporation and Property Owners' Association as defined by Chapter 209.004, Texas Property Code, hereby files this management certificate as required by Section 209.004, Texas Property Code:

- (A) The name of the subdivision is: The Landing on Lake Livingston.
- (B) The name of the association is: THE LANDING ON LAKE LIVINGSTON COMMUNITY ASSOCIATION, INC., and the mailing address of the association is: 915 Landing Way, Trinity, Texas 75862.
- (C) The name and mailing address of the person managing the association or the association's designated representative is: Alton Smith, 915 Landing Way, Trinity, TX 75862, Email address kasmith86@att.net.
- (D) Website: thelandingonlakelivingston.com.
- (E) Registered Agent: Lindsay Parker, email address lindsayjwalker21@gmail.com
- (F) The recording data for the subdivision filed in the Trinity County Clerk's Plat Records is: Cabinet C, Pages 181 through 233.

DECLARATORY INSTRUMENT IDENTIFICATION:

- 1. Dedication and Declaration of Covenants, Conditions and Restrictions, Blocks 1 to 45, inclusive, for The Landing on Lake Livingston filed at Volume 236, Page 881, Official Public Records of Trinity County, Texas;
- 2. Dedication and Declaration of Covenants, Conditions and Restrictions, Sections 1, 2, 3 and 4, inclusive, for The Landing on Lake Livingston filed at Volume 255, Page 175, Official Public Records of Trinity County, Texas;
- 3. Amended Dedication and Declaration of Covenants, Conditions and Restrictions for The Landing on Lake Livingston filed at Volume 308, Page 799, Official Public Records of Trinity County, Texas;
- 4. Second Amended Dedication and Declaration of Covenants, Conditions

- and Restrictions for The Landing on Lake Livingston filed at Volume 407, Page 678, Official Public Records of Trinity County, Texas;
5. Third Amended Dedication and Declaration of Covenants, Conditions and Restrictions for The Landing on Lake Livingston, filed at Volume 475, Page 543, Official Public Records of Trinity County, Texas;
 6. Fourth Amended Dedication and Declaration of Covenants, Conditions and Restrictions for The Landing on Lake Livingston, filed at Volume 697, Page 664, Official Public Records of Trinity County, Texas;
 7. Amendments to Fourth Amended Dedication and Declaration of Covenants, Conditions and Restrictions for The Landing on Lake Livingston, filed at Volume 674, Page 762, Official Public Records of Trinity County, Texas;
 8. Fifth Amended Dedication and Declaration of Covenants, Conditions and Restrictions for The Landing on Lake Livingston, filed at Volume 752, Page 512, Official Public Records of Trinity County, Texas;
 9. Correction of Fifth Amended Dedication and Declaration of Covenants, Conditions and Restrictions for The Landing on Lake Livingston, filed at Volume 779, Page 606, Official Public Records of Trinity County, Texas;
 10. Sixth Amended Dedication and Declaration of Covenants, Conditions and Restrictions for The Landing on Lake Livingston, filed under Clerk's File No. 139260, Official Public Records of Trinity County, Texas;
 11. Resolution of the Board of Directors of The Landing on Lake Livingston Community Association, Inc. Concerning Books and Records, filed at Volume 1066, Page 0463, Official Public Records of Trinity County, Texas; and
 12. Resolution Adopting Alternative Payment Schedule Guidelines for The Landing on Lake Livingston Community Association, Inc., filed at Volume 1066, Page 0472, Official Public Records of Trinity County, Texas.
 13. Articles of Incorporation filed with the Secretary of State on June 20, 1980, filed at Clerk's File No. 193426, at Volume 1094, Page 840, Official Public Records of Trinity County, Texas ; and
 14. Second Amended Bylaws, dated October 18, 2003, filed at Clerk's File No. 193426, at Volume 1094, Page 845, Official Public Records of Trinity County, Texas .

OTHER INFORMATION THE ASSOCIATION CONSIDERS APPROPRIATE IS:

Board of Directors/Officers:

- President: Alton Smith
- Vice-President: David Smith
- Secretary: Melinda Fitzgerrell
- Treasurer: Janice Billeck
- Board Member: Sharon Mills
- Board Member: Garry King
- Board Member: Joe Rangel
- Board Member: Bob Eubank
- Board Member: Neal Barclay

Clubhouse Committee - Neil Barclay
 Roads Committee - David Smith

Deed Restriction Committee

Janice Billeck - Chairman
 Traci Riley
 Joe Rangel
 Kim Smith

Architectural Control Committee

Judy Carlson - Chairman
 David Smith
 Neil Barclay
dcarlson171@windstream.net

Annual Maintenance Fees \$125.00 per lot
 Annual Maintenance Fee Late Fee \$10.00 (after 90 days, April 1)

Transfer Fee - \$50.00
 Resale Certificate - \$375.00
 Updated Resale Certificate - \$75.00

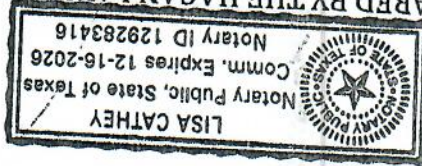
Executed this 12th day of February, 2024.

Alton Smith
Alton Smith, President

THE STATE OF TEXAS
\$
COUNTY OF Trinity \$

On this day, personally appeared to me, Alton Smith, President of The Landing on Lake Livingston Community Association, INC., known to me through the following method of identification: Driver's License, to be the person whose name is subscribed to the foregoing instrument, on behalf of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12th day of February, 2024.



PREPARED BY THE HAGAN LAW FIRM:

KERRY CARL HAGAN, P.C.

Attorney at Law

90 Live Oak Street

Coldspring, TX 77331

Telephone: 936-653-4444

Email: kerryhagan@gmail.com

Please return to:

Kerry C. Hagan

90 Live Oak St

Coldspring, TX 77331

STATE OF TEXAS
COUNTY OF TRINITY

Notarized on this date and at the time and place shown by me and was duly RECORDED in the Official Public Records of the State of Texas in the Volume and Page as noted herein by me.



Shasta Bergman
County Clerk, Trinity County, Texas

FILED
at 2:30 o'clock
FEB 21 2024
SHASTA BERGMAN
COUNTY CLERK, TRINITY CO., TEXAS
Deputy