

202988

**2025 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: John Slanina, email address slaninajohn886@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	713-857-67962	kasmith86@att.net
Vice-President	David Smith	713-304-6192	shagsmith@sbcglobal.net
Secretary	Melinda Fitzgerrell	832-525-5536	mfitzge5@hotmail.com
Treasurer	Janice Billeck	832-545-8150	jlbilleck@gmail.com
Board Member	John Slanina		
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 Violation Committee

Garry King - Chairman
Joe Rangel
Kim Smith

Architectural Control Committee

Judy Carlson- Chairman dcarlson171@windstream.net
Brandon Chambers
Marjory Pulvino

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 28th day of March, 2025
2024.

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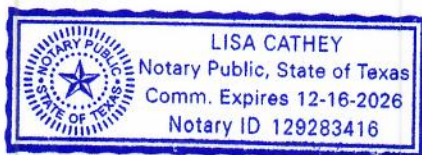
Alton Smith
Alton Smith, President

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: Alton Ray Smith, 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 28th day of March, 2025
2024.



Lisa Cathey
Notary Public, State of Texas

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

at 3:20 FILED o'clock P M

MAR 31 2025

SHASTA BERGMAN
COUNTY CLERK TRINITY CO. TEXAS
By Shasta Bergman Deputy

THE STATE OF TEXAS
COUNTY OF TRINITY

I hereby certify that the instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records of Trinity County, Texas in the Volume and Page as noted hereon by me.

Shasta Bergman
County Clerk, Trinity County

By Shasta Bergman Deputy

