

AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
LAKES OF PINE FOREST HOMEOWNERS ASSOCIATION, INC.

The undersigned, being an officer of Lakes of Pine Forest Homeowners Association, Inc. and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain Property Owners Association 1<sup>st</sup> Amended Management Certificate for Lakes of Pine Forest Homeowners Association, Inc., recorded as File No. RP-2021-639090, in the Official Public Records of Harris County, Texas..

1. The name of the subdivision: Lakes of Pine Forest.
2. The name of the association: Lakes of Pine Forest Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Harris County, Texas., as described on:

Lakes of Pine Forest Sec 1, recorded as File No. W475621,  
Lakes of Pine Forest Sec 2, recorded as File No. W475622,  
Lakes of Pine Forest Sec 3, recorded as File No. Y716312,  
Lakes of Pine Forest Sec 4, recorded as File No. 20080084942,  
Lakes of Pine Forest Sec 5, recorded as File No. 20070520548, and  
Lakes of Pine Forest Sec 6, recorded as File No. Z209700, along with any replats or supplements thereof, all found in the Official Maps and Condo Records of Harris County, Texas.

4. The recording data for the Declaration and any amendments: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.

5. The name and mailing address of the association:

Lakes of Pine Forest Homeowners Association, Inc.  
c/o Bedrock Association Management, LLC,  
12808 W Airport Blvd, Suite #253  
Sugar Land, TX 77478

6. The name, mailing address, telephone number, and email address of the person managing the association:

Name: Bedrock Association Management, LLC  
Attn: April Pitarra  
Mailing Address: 12808 W Airport Blvd, Suite #253  
Sugar Land, TX 77478  
Telephone Number: (832) 588-2485  
Email Address: [apitarra@bedrocktx.com](mailto:apitarra@bedrocktx.com)

7. The website address of any Internet website on which the association's dedicatory instruments are available: <https://lakesofpineforest.com/>

8. The amount and descriptions of any fees charged by the association relating to a property transfer in the subdivision:

Resale Certificate -- \$350.00

Transfer Fee -- \$150.00

Refinance Statement -- \$50.00

Rush Fee -- \$100.00

*[SIGNATURE PAGE FOLLOWS]*

EXECUTED to be effective on the date this instrument is Recorded.

ASSOCIATION:

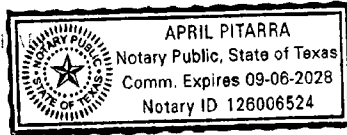
LAKES OF PINE FOREST HOMEOWNERS  
ASSOCIATION, INC., a Texas nonprofit corporation

By: Curtis Culver  
Printed Name: Curtis Culver  
Title: President

STATE OF TEXAS §

COUNTY OF Ft. Bend §

This instrument was acknowledged before me this 23 day of January, 2025, by  
Curtis Culver of Lakes of Pine Forest Homeowners Association, Inc.,  
a Texas nonprofit corporation, on behalf of said nonprofit corporation.



[Signature]  
Notary Public Signature

AFTER RECORDING RETURN TO:

Frank O. Carroll III, Esq.  
WINSTEAD PC  
600 W. 5<sup>th</sup> Street, Suite 900  
Austin, Texas 78701  
focarroll@winstead.com

RP-2025-30596

**ATTACHMENT 1**

**RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Master Declaration of Covenants, Conditions and Restrictions for Lakes of Pine Forest, recorded as File No. W818777, Official Public Records of Harris County, Texas..
2. Lakes of Pine Forest, Section One Supplemental Declaration of Restrictions, Covenants and Conditions, recorded as File No. W824271, Official Public Records of Harris County, Texas.
3. Lakes of Pine Forest, Section Two Supplemental Declaration of Restrictions, Covenants and Conditions, recorded as File No. W824272, Official Public Records of Harris County, Texas.
4. Lakes of Pine Forest, Section Three Supplemental Declaration of Restrictions, Covenants and Conditions, recorded as File No. Y751060, Official Public Records of Harris County, Texas.
5. Lakes of Pine Forest, Section Four Supplemental Declaration of Restrictions, Covenants and Conditions, recorded as File No. 20080203626, Official Public Records of Harris County, Texas.
6. Lakes of Pine Forest, Section Five Supplemental Declaration of Restrictions, Covenants and Conditions, recorded as File No. 20080203625, Official Public Records of Harris County, Texas.
7. Lakes of Pine Forest, Section Six Supplemental Declaration of Restrictions, Covenants and Conditions, recorded as File No. Z249816, Official Public Records of Harris County, Texas.
8. Lakes of Pine Forest Homeowners Association, Inc. Books and Records Production Policy, recorded as File No. 20120012320, Official Public Records of Harris County, Texas.
9. Amended By-Laws of Lakes of Pine Forest Homeowners Association, Inc., recorded as File No. 20140082025, Official Public Records of Harris County, Texas.
10. Code of Conduct for Directors of Lakes of Pine Forest Homeowners Association, Inc., recorded as File No. RP-2023-85541, Official Public Records of Harris County, Texas.
11. Supplemental Rules, Regulations and Policies (Amended Leasing and Tenancy Rules, Regulations and Policies of Lakes of Pine Forest Homeowners Association, Inc.), recorded as File No. RP-2022-580796, Official Public Records of Harris County, Texas.
12. Swimming Pool Enclosure Guidelines for the Lakes of Pine Forest Homeowners Association, Inc., recorded as File No. RP-2021-594241, Official Public Records of Harris County, Texas.
13. Religious Items Display Guidelines for the Lakes of Pine Forest Homeowners Association, Inc., recorded as File No. RP-2021-594241, Official Public Records of Harris County, Texas.
14. Lakes of Pine Forest Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines, recorded as File No. RP-2021-594241, Official Public Records of Harris County, Texas.

- RP-2025-30596
15. Records Retention Policy for the Lakes of Pine Forest Homeowners Association, Inc., recorded as File No. RP-2021-594241, Official Public Records of Harris County, Texas.
  16. Records Inspection Policy for the Lakes of Pine Forest Homeowners Association, Inc., recorded as File No. RP-2021-594241, Official Public Records of Harris County, Texas.
  17. Membership Voting Policy for the Lakes of Pine Forest Homeowners Association, Inc., recorded as File No. RP-2021-594241, Official Public Records of Harris County, Texas.
  18. Email Registration Policy for the Lakes of Pine Forest Homeowners Association, Inc., recorded as File No. RP-2021-594241, Official Public Records of Harris County, Texas.
  19. Solar Energy Device Guidelines for the Lakes of Pine Forest Homeowners Association, Inc., recorded as File No. RP-2021-594241, Official Public Records of Harris County, Texas.
  20. Roofing Material Guidelines for the Lakes of Pine Forest Homeowners Association, Inc., recorded as File No. RP-2021-594241, Official Public Records of Harris County, Texas.
  21. Rainwater Collection Devices Guidelines for the Lakes of Pine Forest Homeowners Association, Inc., recorded as File No. RP-2021-594241, Official Public Records of Harris County, Texas.
  22. Flag Display Guidelines for the Lakes of Pine Forest Homeowners Association, Inc., recorded as File No. RP-2021-594241, Official Public Records of Harris County, Texas.
  23. Drought-Resistant Landscaping and Natural Turf Guidelines for the Lakes of Pine Forest Homeowners Association, Inc., recorded as File No. RP-2021-594241, Official Public Records of Harris County, Texas.
  24. Conflict of Interest Policy for the Lakes of Pine Forest Homeowners Association, Inc., recorded as File No. RP-2021-594241, Official Public Records of Harris County, Texas.
  25. Electronic and Telephonic Action Policy for the Lakes of Pine Forest Homeowners Association, Inc., recorded as File No. RP-2021-594241, Official Public Records of Harris County, Texas.
  26. Bid Solicitation Process for the Lakes of Pine Forest Homeowners Association, Inc., recorded as File No. RP-2021-594241, Official Public Records of Harris County, Texas.
  27. Rules and Fining Policy for the Lakes of Pine Forest Homeowners Association, Inc., recorded as File No. RP-2021-341518, Official Public Records of Harris County, Texas.
  28. Amendment to Builder Guidelines, recorded as File No. RP-2021-594241, Official Public Records of Harris County, Texas.
  29. Amended Rental and Leasing Policy, recorded as File No. RP-2022-580796, Official Public Records of Harris County, Texas.
  30. Code of Conduct for Directors, recorded as File No. RP-2023-85541, Official Public Records of Harris County, Texas.

31. Amended and Restated Assessment Collection Policy, recorded as File No. RP-2025-12690, Official Public Records of Harris County, Texas.
32. Generator Policy, recorded as File No. RP-2025-12690, Official Public Records of Harris County, Texas.
33. Pool Fencing and Security Devices/Fences Policy, recorded as File No. RP-2025-12690, Official Public Records of Harris County, Texas.
34. Amended and Restated Religious Display Policy, recorded as File No. RP-2025-12690, Official Public Records of Harris County, Texas.
35. Corporate Transparency Act Compliance Policy, recorded as File No. RP-2025-12690, Official Public Records of Harris County, Texas.

RP-2025-30596  
# Pages 7  
01/29/2025 08:17 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$45.00

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.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2025-30596