

**AFFIDAVIT FOR FILING DEDICATORY INSTRUMENTS**

STATE OF TEXAS )  
 )  
COUNTY OF MONTGOMERY )

**KNOW ALL BY THESE PRESENTS:**

WHEREAS section 202.006 of the Texas Property Code requires that a property owners' association file its dedicatory instruments in the real property records of the county in which the property is located, and

WHEREAS the Lakewood on Lake Conroe Property Owners Assn, Inc. is a property owners' association as the term is defined in the Texas Property Code and has property located in Montgomery County, Texas,

NOW THEREFORE, true copies of the following dedicatory instruments of the Lakewood on Lake Conroe Property Owners Assn, Inc. which have not been previously filed in the public records of Montgomery County are attached hereto, including:

Lakewood on Lake Conroe Property Owners Association, Inc. RECORDS PRODUCTION AND COPYING POLICY

FURTHER, other dedicatory instruments of the Lakewood on Lake Conroe Property Owners Assn, Inc. have already been filed in the public records of Montgomery County and these documents supplement the previously filed documents.

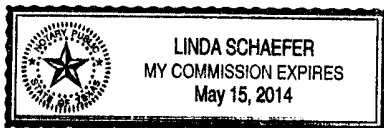
SIGNED on this 29th day of November, 2012.

Signature: *Susan L. Gonzales*  
By: Susan L. Gonzales  
Title: CKM Property Management, Managing Agent for Lakewood on Lake Conroe Property Owners Assn, Inc.

STATE OF TEXAS )  
 )  
COUNTY OF MONTGOMERY )

This instrument was acknowledged before me on this 29th day of November, 2012 by Susan L. Gonzales.

Signature: *Linda Schaefer*  
By: Linda Schaefer  
Title: Notary in and for the State of Texas  
My commission expires on 05/15/14



Return to: C.K.M. Property Management, Inc.  
P.O. Box 160  
Tomball, TX 77377-0160  
281-255-3055



- c. a written notice that the requested Records are available for delivery once a payment of the cost to produce the records is made and stating the cost thereof; or
  - d. a written notice that a request for delivery does not contain sufficient information to specify the Records desired, the format, the delivery method and the delivery address; or
  - e. a written notice that the requested Records cannot be produced within ten (10) business days but will be available within fifteen (15) additional business days from the date of the notice and payment of the cost to produce the records is made and stating the cost thereof.
4. The following Association Records are not available for inspection by owners or their proxies:
- a. the financial records associated with an individual owner; and
  - b. deed restriction violation details for an individual owner; and
  - c. personal information, including contact information other than an address for an individual owner; and
  - d. attorney files and records in the possession of the attorney; and
  - e. attorney-client privileged information in the possession of the Association.

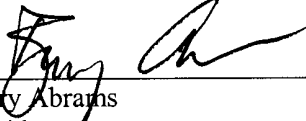
The information in a, b and c above will be released if the Association receives express written approval from the owner whose records are the subject of the request for inspection.

5. Association Records may be maintained in paper format or in an electronic format. If a request is made to inspect Records and certain Records are maintained in electronic format, the owner or their proxy will be given access to equipment to view the electronic records. Association shall not be required to transfer such electronic records to paper format unless the owner or their proxy agrees to pay the cost of producing such copies.
6. If an owner or their proxy inspecting Records requests copies of certain Records during the inspection, Association shall provide them promptly, if possible, but no later than ten (10) business days after the inspection or payment of costs, whichever is later.
7. The owner is responsible for all costs associated with a request under this Policy, including but not limited to copies, postage, supplies, labor, overhead and third party fees (such as archive document retrieval fees from off-site storage locations) as listed below:

- a. black and white 8½”x11” single sided copies ... \$0.10 each
  - b. black and white 8½”x11” double sided copies ... \$0.20 each
  - c. color 8½”x11” single sided copies ... \$0.50 each
  - d. color 8½”x11” double sided copies ... \$1.00 each
  - e. PDF images of documents ... \$0.10 per page
  - f. compact disk ... \$1.00 each
  - g. labor and overhead ... \$18.00 per hour
  - h. mailing supplies ... \$1.00 per mailing
  - i. postage ... at cost
  - j. other supplies ... at cost
  - k. third party fees ... at cost
8. Any costs associated with a Records request must be paid in advance of delivery by the owner or their proxy. An owner who makes a request for Records and subsequently declines to accept delivery will be liable for payment of all costs under this Policy.
  9. On a case-by-case basis, in the absolute discretion of the Association, and with concurrence of the owner, the Association may agree to invoice the cost of the Records request to the owner’s account. Owner agrees to pay the total amount invoiced within thirty (30) days after the date a statement is mailed to the Owner. Any unpaid balance will accrue interest as an assessment as allowed under the Declarations.
  10. On a case-by-case basis where an owner request for Records is deemed to be minimal, the Association or its managing agent reserves the right to waive notice under section 2 and/or fees under section 4.
  11. All costs associated with fulfilling the request under this Policy will be paid by the Association’s Managing Agent. All fees paid to the Association under this Policy will be reimbursed to the Association’s Managing Agent or paid directly to the Association’s Managing Agent.

This Policy is effective upon recordation in the Public Records of MONTGOMERY County, and supersedes any policy regarding records production which may have previously been in effect. Except as affected by Section 209.005 and/or by this Policy, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

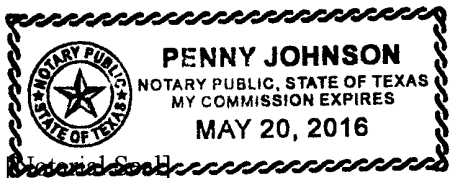
Approved and adopted by the Board on this 6<sup>th</sup> day of November 2012.

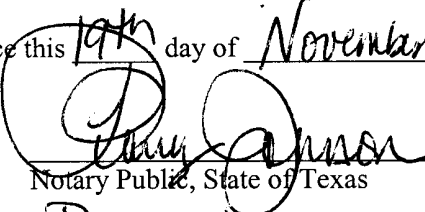
  
\_\_\_\_\_  
Barry Abrams  
President  
Lakewood on Lake Conroe Property Owners Association,  
Inc.

STATE OF TEXAS                   §  
   §  
COUNTY OF MONTGOMERY   §

Before me, the undersigned authority, on this day personally appeared Barry Abrams, President of Lakewood on Lake Conroe Property Owners Association, Inc., a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 19<sup>th</sup> day of November, 2012.



  
\_\_\_\_\_  
Notary Public, State of Texas  
Penny Johnson  
Printed Name

My commission expires: 5. 20. 16

**FILED FOR RECORD**

12/10/2012 1:56PM

*Mark Tumbull*

COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in file number  
sequence on the date and at the time stamped herein  
by me and was duly RECORDED in the Official Public  
Records of Montgomery County, Texas.

**12/10/2012**



*Mark Tumbull*

County Clerk  
Montgomery County, Texas