



*DBH 609 County 38*  
AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
TAMARRON HOMEOWNERS ASSOCIATION, INC.

The undersigned, being an officer or managing agent of Tamarron Homeowners Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN THEIR ENTIRETIES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES OF TAMARRON HOMEOWNERS ASSOCIATION, INC., INCLUDING BUT NOT LIMITED TO THOSE RECORDED UNDER DOCUMENT NOS. 2014131098, 2015099721, 2018010115, 2021156793 AND 2023089272 IN THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

1. The name of the subdivision: Tamarron.
2. The name of the Association: Tamarron Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All of that certain real property located in Fort Bend County, Texas, made subject to that certain Tamarron Master Covenant, recorded under Document No. 2014128516, Official Public Records of Fort Bend County, Texas, as same may be amended from time to time (the "Covenant"), pursuant to the recording of one or more Notices of Applicability in accordance with *Section 9.05* of the Covenant.
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Tamarron Homeowners Association, Inc., c/o Inframark, LLC, 2002 West Grand Parkway North, Suite 100, Katy, Texas 77449.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Tamarron Homeowners Association, Inc., c/o Inframark, LLC
Attn:	Amanda England
Mailing Address:	2002 W. Grand Parkway North, Ste. 100, Katy, TX 77449
Telephone Number:	281-870-0585
Email Address:	<u>Amanda.England@inframark.com</u>

7. Website to access the Association's dedicatory instruments:  
tamarronhoa.nabrnetwork.com
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

General Working Capital Assessment - Amount equal to twelve (12) months of Regular Assessments for the current fiscal year (as such term is defined in the Covenant).

Section 3, Section 8 and Section 13 Working Capital Assessment - \$1,550.00

Section 11 Working Capital Assessment - \$1,800.00

Transfer Fee - \$225.00

Resale Certificate Fee - \$350.00

Updated Resale Certificate Fee - \$75.00 after 30 days

Rush Fees: \$185.00 (1 day rush); \$150.00 (3-day rush); \$125.00 (5-day rush)

Refinance Fee - \$100.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

*[SIGNATURE PAGE FOLLOWS]*

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

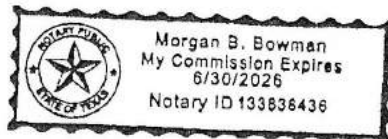
TAMARRON HOMEOWNERS ASSOCIATION, INC., a Texas  
nonprofit corporation

By: [Signature]  
Name: CAREY ESTES  
Title: HOA PRESIDENT

STATE OF TEXAS           §  
                                     §  
COUNTY OF FORT BEND   §

This instrument was acknowledged before me this 12<sup>th</sup> day of JANUARY, 2024 by CAREY  
ESTES, HOA PRESIDENT of Tamarron Homeowners Association, Inc., a Texas nonprofit corporation, on  
behalf of said nonprofit corporation.

[SEAL]



[Signature: Morgan Bowman]  
Notary Public Signature

AFTER RECORDING RETURN TO:  
Robert D. Burton, Esq.  
WINSTEAD PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
rburton@winstead.com

EXHIBIT "A"

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Tamarron Master Covenant, recorded under Document No. 2014128516, Official Public Records of Fort Bend County, Texas.
  - (a) First Amendment to Tamarron Master Covenant, recorded under Document No. 2017040845, Official Public Records of Fort Bend County, Texas.
  - (b) Second Amendment to Tamarron Master Covenant, recorded under Document No. 2018019010, Official Public Records of Fort Bend County, Texas.
  - (c) Third Amendment to Tamarron Master Covenant, recorded under Document No. 2020041195, Official Public Records of Fort Bend County, Texas.
2. Tamarron Development Area Declaration [Residential], recorded under Document No. 2014129256, Official Public Records of Fort Bend County, Texas.
  - (a) First Amendment to Tamarron Development Area Declaration, recorded under Document No. 2016003325, Official Public Records of Fort Bend County, Texas.
  - (b) Second Amendment to Tamarron Development Area Declaration [Residential], recorded under Document No. 2019097214, Official Public Records of Fort Bend County, Texas.
  - (c) Third Amendment to Tamarron Development Area Declaration, recorded under Document No. 2020041195, Official Public Records of Fort Bend County, Texas.
  - (d) Third Amendment to Tamarron Development Area Declaration, recorded under Document No. 2022040583, Official Public Records of Fort Bend County, Texas.
3. Tamarron Amended and Restated Development Area Declaration [Section 11-55], recorded under Document No. 2017002542, Official Public Records of Fort Bend County, Texas.
  - (a) Tamarron First Amendment to Amended and Restated Development Area Declaration [Section 11-55], recorded under Document No. 2019097219, Official Public Records of Fort Bend County, Texas.
4. Tamarron – Design Guidelines [Section 2 and Section 3], recorded under Document No. 2014134564, Official Public Records of Fort Bend County, Texas.
  - (a) Tamarron – First Amendment to Design Guidelines [Section 2 and Section 3], recorded under Document No. 2015036928, Official Public Records of Fort Bend County, Texas.
  - (b) Tamarron – Second Amendment to Design Guidelines [Section 2 and Section 3], recorded under Document No. 2015041504, Official Public Records of Fort Bend County, Texas.

- (c) Tamarron – Third Amendment to Design Guidelines [Section 2 and Section3], recorded under Document No. 2015064368, Official Public Records of Fort Bend County, Texas.
- (d) Tamarron – Fourth Amendment to Design Guidelines [Section 2 and Section3], recorded under Document No. 201503488, Official Public Records of Fort Bend County, Texas.
- (e) Tamarron – Fifth Amendment to Design Guidelines [Section 2 and Section3], recorded under Document No. 2015119363, Official Public Records of Fort Bend County, Texas.
- 5. Tamarron – Design Guidelines [Section 16], recorded under Document No. 2019110419, Official Public Records of Fort Bend County, Texas.
- 6. Tamarron Design Guidelines [Section 13], recorded under Document No. 2019111575, Official Public Records of Fort Bend County, Texas.
- 7. Tamarron Community Manual, recorded under Document No. 2014129659, Official Public Records of Fort Bend County, Texas.
  - (a) Tamarron Supplement to Community Manual, recorded under Document No. 2017003124, Official Public Records of Fort Bend County, Texas.
  - (b) Tamarron Second Supplement to Community Manual, recorded under Document No. 2018019012, Official Public Records of Fort Bend County, Texas.
  - (c) Tamarron Third Supplement to Community Manual, recorded under Document No. 2023085180, Official Public Records of Fort Bend County, Texas.
- 8. Tamarron Notice of Applicability [Residential], recorded under Document No. 2014129657, Official Public Records of Fort Bend County, Texas.
- 9. Notice of Designation of Special Common Area [Section 3], recorded under Document No. 2014129658, Official Public Records of Fort Bend County, Texas.
- 10. Tamarron Notice of Applicability [Residential] [Tamarron Sections 6, 7, 8 and 9], recorded under Document No. 2015041502, Official Public Records of Fort Bend County, Texas.
- 11. Tamarron Notice of Declarant Designee as Tamarron Reviewer for Limited Purposes [Tamarron Sections 2 and 3], recorded under Document No. 2015041503, Official Public Records of Fort Bend County, Texas.
- 12. Tamarron Notice of Applicability [Section 22 Residential], recorded under Document No. 2016106584, Official Public Records of Fort Bend County, Texas.
- 13. Tamarron Amended and Restated Notice of Applicability [Section 11 – 55 and Over], recorded under Document No. 2017003123, Official Public Records of Fort Bend County, Texas.
- 14. Tamarron Notice of Applicability [Residential - Section 30], recorded under Document No. 2017020911, Official Public Records of Fort Bend County, Texas.

15. Tamarron Notice of Applicability [Residential - Section 32], recorded under Document No. 2017102507, Official Public Records of Fort Bend County, Texas.
16. Tamarron Notice of Applicability [Residential - Section 29], recorded under Document No. 2018028519, Official Public Records of Fort Bend County, Texas.
17. Tamarron Notice of Applicability [Residential - Section 36], recorded under Document No. 2018028522, Official Public Records of Fort Bend County, Texas.
18. Tamarron Notice of Applicability [Residential - Section 16], recorded under Document No. 2018058976, Official Public Records of Fort Bend County, Texas.
19. Tamarron Notice of Applicability [Residential - Section 24], recorded under Document No. 2018058984, Official Public Records of Fort Bend County, Texas.
20. Tamarron Notice of Applicability [Residential - Section 43], recorded under Document No. 2018112220, Official Public Records of Fort Bend County, Texas.
21. Tamarron Notice of Applicability [Residential - Section 31], recorded under Document No. 2018130202, Official Public Records of Fort Bend County, Texas.
22. Tamarron Notice of Applicability [Residential - Section 53], recorded under Document No. 2019001554, Official Public Records of Fort Bend County, Texas.
23. Tamarron Notice of Applicability [Residential - Section 57], recorded under Document No. 2019022328, Official Public Records of Fort Bend County, Texas.
24. Tamarron Notice of Applicability [Residential - Sections 7 and 26], recorded under Document No. 2019074110, Official Public Records of Fort Bend County, Texas.
25. Tamarron Notice of Withdrawal of Land [Residential - Section 11], recorded under Document No. 2019100012, Official Public Records of Fort Bend County, Texas.
26. Tamarron Notice of Applicability [Section 13], recorded under Document No. 2019110420, Official Public Records of Fort Bend County, Texas.
27. Tamarron Third Amended and Restated Adoption of Working Capital Assessment, recorded under Document No. 2019111578, Official Public Records of Fort Bend County, Texas.
28. Tamarron Notice of Applicability [Residential - Sections 12 and 38], recorded under Document No. 2020059898, Official Public Records of Fort Bend County, Texas.
29. Tamarron Notice of Applicability [Sections 21 & 28], recorded under Document No. 2021050658, Official Public Records of Fort Bend County, Texas.
30. Tamarron Notice of Applicability [Residential - Section 44], recorded under Document No. 2021109252, Official Public Records of Fort Bend County, Texas.

31. Tamarron Notice of Applicability [Section 33], recorded under Document No. 2021145988, Official Public Records of Fort Bend County, Texas.
32. Tamarron Notice of Applicability [Section 60], recorded under Document No. 2021152206, Official Public Records of Fort Bend County, Texas.
33. Tamarron Supplemental Notice of Designation of Special Common Area [Section 11], recorded under Document No. 2022038693, Official Public Records of Fort Bend County, Texas.
34. Tamarron Notice of Election to Reduce Levy of Assessments [Section 11], recorded under Document No. 2022070295, Official Public Records of Fort Bend County, Texas.
35. Tamarron Notice of Applicability and Addition of Land [Residential – Tamarron West Sections 3 and 4], recorded under Document No. 2022093312, Official Public Records of Fort Bend County, Texas.
36. Tamarron Amended and Restated Notice of Applicability [Sections 45A, 45B, 48, 52 and 55], recorded under Document No. 2022132900, Official Public Records of Fort Bend County, Texas.
37. Tamarron Amended and Restated Supplemental Notice of Designation of Special Common Area [Section 11 – 55 and Over], recorded under Document No. 2022132892, Official Public Records of Fort Bend County, Texas.
38. Tamarron Notice of Applicability and Addition of Land [Residential – Tamarron West Sections 5, 8, 9 and 16], recorded under Document No. 2023085181, Official Public Records of Fort Bend County, Texas.
39. Tamarron Notice of Withdrawal of Land [Section 54], recorded under Document No. 2023106112, Official Public Records of Fort Bend County, Texas.
40. Tamarron Notice of Applicability and Addition of Land [Residential – Tamarron West Sections 12, 13 and 15], recorded under Document No. 2024001923, Official Public Records of Fort Bend County, Texas.