

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF**

PENINSULA POINT OWNER ASSOCIATION, INC.

The undersigned, being an officer of Peninsula Point Owner Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follow:

This certificate amends, restates and replaces in its entirety that certain Management Certificate of Peninsula Point Owner Association, Inc. recorded as Document No. 2024-002007, as amended and supplemented from time to time, in the Official Public Records of Navarro County, Texas.

1. The name of the subdivision: Peninsula Point at Richland Chambers
2. The name of the Association: Peninsula Point Owner Association, Inc., a Texas non-profit corporation
3. The recording data for the subdivision: Peninsula Point – Richland Chambers Final Plat, recorded on October 28, 2019, as Document No. 2019-00008443, Volume 00009, page 0015, in the Plat Records of Navarro County, Texas
4. The recording data for the declaration and any amendments to the declaration:
 - a. Declaration of Covenants, Conditions and Restrictions for Peninsula Point at Richland Chambers recorded on March 19, 2020, as Document No. 2020-002459 in the Official Public Records of Navarro County, Texas;
 - b. First Amendment to the Declaration of Covenants, Conditions and Restrictions for Peninsula Point at Richland Chambers recorded on January 7, 2021, as Document No. 2021-000176 in the Official Public Records of Navarro County, Texas; and
 - c. Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Peninsula Point at Richland Chambers recorded on December 8, 2021, as Document No. 2021-013359 in the Official Public Records of Navarro County, Texas
5. The Contact and Mailing Information for the Association's Designated Representative:

The Association is managed by the Board of Directors and can be contacted at

Peninsula Point Owner Association, Inc.

P O Box 26

Kerens, Texas 75144

Phone: 430-333-4538

Email: support@penpointpoa.com

6. The Association's Dedicatory Instruments are Available to Members Online at:
<https://penpoint.managebuilding.com>
7. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

\$300 (Resale Certificate* Fee)

\$75 (Resale Re-Certification Fee)

\$200 (Transfer Fee)

\$100 (Rush Fee)

* Resale Certificate may be requested by email: support@penpointpoa.com

8. Other Information the Association Considers Appropriate:

- a. Due to Settlement Agreement with Tarrant Regional Water District ("TRWD"), allotments of Tiny Homes – Park Model RVs within the Association have been met and the Association will not be permitted to allow any additional Tiny Homes – Park Model RVs per TRWD agreement.
- b. The Association encourages prospective purchasers and lenders to independently examine the terms and conditions of the Covenants, Conditions and Restrictions and performing all due diligence and inspections of the property and the common areas is the sole discretion of the purchaser or lender, prior to the purchase or lending of funds for any property located within Peninsula Point subdivision.
- c. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report every piece of information pertinent to the subdivision. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified above.

PENINSULA POINT OWNER ASSOCIATION, INC.,
a Texas non-profit corporation

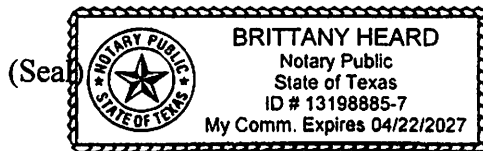
By: Tina Ward Vice President

State of Texas §

County of Namuro §

Before me, the undersigned notary public, on this day personally appeared Tina Ward, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 20th day of December, 2025.



Brittany Heard
Notary Public Signature