

MANAGEMENT CERTIFICATE
OF
WOODSON'S RESERVE RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Woodson's Reserve Residential Community, Inc. and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Woodson's Reserve Residential.
2. The name of the association: Woodson's Reserve Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property in Montgomery County, Texas, as described on Exhibit "A" to that certain Woodson's Reserve Residential Master Covenant recorded under Document No. 2022142330, Official Public Records of Montgomery County, as the same may be amended from time to time (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 described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the association Woodson's Reserve Residential Community, Inc., c/o Associa, 25227 Grogans Mill Road, Suite 255, The Woodlands, TX 77382
6. The name, mailing, telephone number, and email address of the person managing the association:

Name: Lisa Tonnar
Mailing Address: Associa, 25227 Grogans Mill Road, Suite 255,
The Woodlands, TX 77382.
Telephone Number:: (281)367-8137
Email Address: webmaster@pmghouston.com
7. Website to access the association's dedicatory instruments: www.townsq.io
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Working Capital Assessment: \$650.00

Community Enhancement Fee: An amount equal to the Transfer Price multiplied by one-fourth of twenty-five

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percent (0.25%) (as such term is defined in the Second Amended and Restated Community Enhancement Covenant).

Resale Certificate Fee: \$375.00

Resale Certificate Update Fee: \$75.00

Legacy Account Closure Fee: \$220.00

Refinance Statement of Account: \$75.00

New Account Setup Fee: \$45.00

Expedite Fee for Resale Certificate prior to ten (10) business day delivery obligation:

For one (1) day: \$175.00

For three (3) day: \$125.00

The association fees listed above 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.

WOODSON'S RESERVE RESIDENTIAL COMMUNITY,
INC., a Texas non-profit corporation

By: JF Jenkins
Jimmie F. Jenkins, President

STATE OF TEXAS §
COUNTY OF Harris §

This instrument was acknowledged before me this 2 day of December, 2022, by
Jimmie F. Jenkins, President, of WOODSON'S RESERVE RESIDENTIAL COMMUNITY, INC., a Texas
non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



Christina Lankford
Notary Public Signature

AFTER RECORDING RETURN TO:

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

ATTACHMENT 1

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Woodson's Reserve Residential - Master Covenant, recorded as Document No. 2022142330, Official Public Records of Montgomery County, Texas.
2. Woodson's Reserve Residential – Development Area Declaration, recorded as Document No. 2022142496, Official Public Records of Montgomery County, Texas.
3. Woodson's Reserve Residential - Notice of Applicability, recorded as Document No. 2022146053, Official Public Records of Montgomery County, Texas.
4. Woodson's Reserve Residential – Adoption of Working Capital Assessment, recorded as Document No. 2022142445, Official Public Records of Montgomery County, Texas.
5. Woodson's Reserve Residential – Community Manual, recorded as Document No. 2022146280, Official Public Records of Montgomery County, Texas.
6. Woodson's Reserve Residential – Community Enhancement Covenant, recorded as Document No. 2022142659, Official Public Records of Montgomery County, Texas.

ATTACHMENT 1

WOODSON'S RESERVE RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

E-FILED FOR RECORD

12/15/2022 03:00PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

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

12/15/2022



County Clerk
Montgomery County, Texas