

THE TOWN CENTER OWNERS ASSOCIATION, INC.
PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

THE TOWN CENTER OWNERS ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is The Town Center,
- (2) the name of the Association is The Town Center Owners Association, Inc.;
- (3) the subdivision is recorded in the Real Property Records of Montgomery County, Texas, along with any amendments, supplements, additions and annexations, as follows:
 - (a) Parcel 7, Parts 1 & 2, The Woodlands Mall, being 17.080 acres in the Walker County School Land Survey A-599, along with a 1.109 acre landscape easement being a part of Part 1 Parcel 7 under Clerk's File No. 9401007, along with a 1.740 acre landscape easement being part of Part 2, Parcel 7, under Clerk's File No. 9401007, all as more particularly described under Clerk's File No. 9446354;
 - (b) 3.407 acres in the Walker County School Land Survey A-599, commonly known as Pavilion Performing Arts Center, as more particularly described under Clerk's File No. 9801727;
 - (c) Tract I Woodlands Town Center being 1.00 acres in the Walker County School Land Survey A-599, Tract II Woodlands Research Forest being 1.916 acres in the John Taylor Survey A-547 and Tract III Woodlands Town Center being .866 acres in the Walker County School Land Survey A-599, all as more particularly described under Clerk's File No. 9519690 as amended by 2007071126;
 - (d) 4.5708 acres in the Walker County School Land Survey A-599, being a portion of Restricted Reserve "A", Metro Center, Section 3, under Cabinet C Sheet 101-B, along with 3.3994 acres in the Walker County School Land Survey A-599, being a portion of Restricted Reserve "A", Metro Center, Section 3, under Cabinet C, Sheet 101-B, commonly known as Chevron Phillips Chemical, as more particularly described under Clerk's File No. 2001-039282;
 - (e) 3.1986 acres in the Walker County School Land Survey A-599, and 11.3160 in the Walker County School Land Survey A-599, commonly known as Market Street

at The Woodlands, as more particularly described under Clerk's File No. 2002-135093;

(f) 6.5471 acres in the Walker County School Land Survey A-599, commonly known as Market Street at The Woodlands, as more particularly described under Clerk's File No. 2002-135085;

(g) 1.266 acres in the Walker County School Land Survey A-599, being a portion of Restricted Reserve "A", Metro Center, Section 32, Replat No. 1, under Cabinet S, Sheet 158, and out of land owned by TWLDC under Clerk's File No. 9747722, commonly known as Andarko, as more particularly described under Clerk's File No. 2002-137075;

(h) .051 acres in the John Taylor Survey A-547, commonly known as SWBT, as more particularly described under Clerk's File No. 9028186, re-recorded under 2003-12189;

(i) .6153 acres in the Walker County School Land Survey A-599, out of land owned by TWLDC under Clerk's File No. 9747722, commonly known as Waterway Village, as more particularly described under Clerk's File No. 2003-011100;

(j) 1.904 acres in the Walker County School Land Survey A-599, out of land owned by TWLDC under Clerk's File No. 9747722, commonly known as Hahnfeld Witmer Davis, as more particularly described under Clerk's File No. 2003-036678;

(k) All of Unrestricted Reserve "A", The Woodlands Metro Center, Section 45, under Cabinet T, Sheet 140, being 1.6724 acres out of the in the Walker County School Land Survey A-599;

(l) 2.044 acres in the Walker County School Land Survey A-599, out of land owned by TWLDC under Clerk's File No. 9747722, commonly known as Kirby Steakhouse, as more particularly described under Clerk's File No. 2003-062550;

(m) 1.962 acres in the Walker County School Land Survey A-599, out of land owned by TWLDC under Clerk's File No. 9747722 and out of Parcel 6A under Clerk's File No. 9405424, being a portion of The Woodlands Mall, Restricted Reserve "A", recorded under Cabinet H, Sheet 46-B; along with 3.224 acres, in the Walker County School Land Survey A-599, out of land owned by TWLDC under Clerk's File No. 9747722 and out of Parcel 6B under Clerk's File No. 9405424, being a portion of The Woodlands Mall, Restricted Reserve "A", recorded under Cabinet H, Sheet 46-B; all as more particularly described under Clerk's File No. 2003-128604;

(n) Unrestricted Reserve "A", The Woodlands Metro Center, Section 48, under Cabinet T, Sheet 16, commonly known as Two Waterway Lofts;

- (o) 4.544 acres in the John Taylor Survey A-547, out of land owned by TWLDC under Clerk's File No. 9747722, as more particularly described under Clerk's File No. 2004-142804; along with 4.673 acres being Unrestricted Reserve "L", The Woodlands Replat of Woodlands Business Park, Section 1, under Cabinet C, Sheet 164-B, commonly known as Cambridge Development Group;
- (p) .6866 acres, and .0397 acres, in the Walker County School Land Survey A-599, a portion being out of Restricted Reserve "B", The Woodlands Metro Center, Section 38, Replat No. 1, under Cabinet S, Sheet 92, and a portion being out of land owned by TWLDC under Clerk's File No. 9747722; along with .0078 acres in the Walker County School Land Survey A-599, out of Restricted Reserve "B", The Woodlands Metro Center, Section 38, Replat No. 1, under Cabinet S, Sheet 92; commonly known as 21 Waterway, all as more particularly described under Clerk's File No. 2005-095517;
- (q) .0049 acres in the Walker County School Land Survey A-599, out of land owned by TWLDC under Clerk's File No. 99069028, excepting a .30 square foot tract of land, commonly known as The Woodlands Hotel, as more particularly described under Clerk's File No. 2005-106553;
- (r) .5527 acres in the Walker County School Land Survey A-599, a portion being out of Restricted Reserve "B", The Woodlands Metro Center, Section 38, Replat No. 1, under Cabinet S, Sheet 92, and a portion being out of land owned by TWLDC under Clerk's File No. 9747722, commonly known as 25 Waterway Ave., as more particularly described under Clerk's File No. 2005-086941;
- (s) 2.662 acres in the John Taylor Survey A-547, being out of land owned by TWLDC under Clerk's File No. 9747722, commonly known as Sunrise Woodlands TX SL, as more particularly described under Clerk's File No. 2006-041404;
- (t) 2.622 acres in the Walker County School Land Survey A-599, being a portion of Restricted Reserve "A", The Woodlands Metro Center, Section 24, under Cabinet F, Sheet 88-A, commonly known as TCID- Town Green Park, as more particularly described under Clerk's File No. 2006-129045;
- (u) 2.007 acres in the Walker County School Land Survey A-599, being all of Unrestricted Reserve "A", The Woodlands Waterway Square, under Cabinet Z, Sheet 392, commonly known as 24 Waterway;
- (v) 1.600 acres in the Walker County School Land Survey A-599, out of land owned by TWLDC under Clerk's File No. 9747722, commonly known as 10101 Woodloch Forest, as more particularly described under Clerk's File No. 2007-096223;

(w) 1.934 acres in the Walker County School Land Survey A-599, out of land owned by TWLDC under Clerk's File No. 9747722, commonly known as TCDC, as more particularly described under Clerk's File No. 2007-096228;

(x) 6.699 acres in the Walker County School Land Survey A-599, being a portion of Town Center Parcel 2D-1, owned by TWLDC under Clerk's File No. 9747722, commonly known as Millennium Waterway Square Apts., as more particularly described under Clerk's File No. 2008-097286;

(y) .475 acres in the Walker County School Land Survey A-599, being a portion of Unrestricted Reserve "D" of The Woodlands Waterway Square under Cabinet Z, Sheet 392, and out of land owned by TWLDC under Clerk's File No. 9747722, as more particularly described under Clerk's File No. 2008-060313;

(z) .883 acres in the Walker County School Land Survey A-599, being a portion of Unrestricted Reserve "D", The Woodlands Waterway Square, under Cabinet Z, Sheet 392, and out of land owned by TWLDC under Clerk's File No. 9747722, less Parcels 1 and 2 both being .009 acres, commonly known as Waterway Square Park, all as more particularly described under Clerk's File No. 2008-047880;

(aa) .430 acres in the Walker County School Land Survey A-599, being a portion of Unrestricted Reserve "D", of The Woodlands Waterway Square, under Cabinet Z, Sheet 392, out of land owned by TWLDC under Clerk's File No. 9747722 and out of land owned by Town Center Development Company under Clerk's File No. 2008-074504, commonly known as 20 Waterway Square, as more particularly described under Clerk's File No. 2008-117704;

(bb) 1.69 acres in the Walker County School Land Survey A-599, being a portion out of Unrestricted Reserve "B", Block 1, The Woodlands Waterway Square, under Cabinet Z, Sheet 392, commonly known as ww parking garage, as more particularly described under Clerk's File No. 2009-043727;

(cc) 1.239 acres in the John Taylor Survey A-547 and in the Walker County School Land Survey A-599, being a portion of land owned by TWLDC under Clerk's File No. 9747722, commonly known as Riva Row Park Boat House, as more particularly described under Clerk's File No. 2009-036025;

(dd) .9586 acres in the Walker County School Land Survey A-599, being a portion of Unrestricted Reserves "D" and "E", The Woodlands Waterway Square, under Cabinet Z, Sheet 392, and being out of a .043 acre tract under Clerk's File No. 2008-117702, commonly known as Waterway Square Park, as more particularly described under Clerk's File No. 2010-034385;

(ee) All of Unrestricted Reserve "A", as shown on the plat of The Woodlands Waterway Square Partial Replat No. 1, as recorded in Cabinet Z, Sheet 1674;

(ff) 1.067 Acres in the Walker County School Land Survey, A-599, in Montgomery County, Texas, being a portion of Unrestricted Reserve "E" of The Woodlands Waterway Square, according to the map or plat thereof, recorded in Cabinet Z, Sheet 392 of the Montgomery County Map Records (MCMR), and a portion of Unrestricted Reserve "B" of The Woodlands, Waterway Square Partial Replat No. 1, according to the map or plat thereof, recorded in Cabinet Z, Sheet 1674, of the MCMR;

(gg) 1.036 Acre tract in the John Taylor Survey, A-547, Montgomery County, Texas, known as The Woodlands Metro Center, Section 75, Unrestricted Reserve "C", Parcel 4C-3a Hotel, and as more particularly described in the Annexation document recorded under Montgomery County Clerk's File No. 2014-065687;

(hh) 1.114 Acre tract in the John Taylor Survey, A-547, Montgomery County, Texas, known as The Woodlands Metro Center, Section 75, Unrestricted Reserve "C", Parcel 4C-3a Garage, and as more particularly described in the Annexation document recorded under Montgomery County Clerk's File No. 2014-065687;

(ii) 2.409 acres out of the John Taylor Survey, A-547, Montgomery County, Texas, being out of The Woodlands Metro Center Section 74, Unrestricted Reserve "A", recorded in Cabinet Z, Sheet 2317 of the Map Records of Montgomery County, Texas, as more particularly described in the Annexation document recorded under Montgomery County Clerk's File No. 2014-107987;

(jj) 1.585 acres out of the John Taylor Survey, A-547, Montgomery County, Texas, being out of The Woodlands Metro Center Section 74, Unrestricted Reserve "A", recorded in Cabinet Z, Sheet 2317 of the Map Records of Montgomery County, Texas, as more particularly described in the Annexation document recorded under Montgomery County Clerk's File No. 2014-107987;

(4) the Declarations are recorded in the Real Property Records of Montgomery County, Texas as follows:

(a) Declaration of Covenants and Restrictions for The Woodlands, Town Center Owners Association, under Clerk's File No. 9519690;

(b) Restated Declaration of Restrictions, under Film Code No. 363-01-1773;

(c) Declaration of Covenants, Conditions and Restrictions (Town Center Landscape Area), under Clerk's File No. 9446354;

(d) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions and Restrictions for The Woodlands Town Center Owners Association, under Clerk's File No. 9801727;

- (e) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions and Restrictions for The Woodlands Town Center Owners Association, under Clerk's File No. 2001-039282;
- (f) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions and Restrictions for The Woodlands Town Center Owners Association, under Clerk's File No. 2002-135093;
- (g) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions and Restrictions for The Woodlands Town Center Owners Association, under Clerk's File No. 2002-135085;
- (h) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions and Restrictions for The Woodlands Town Center Owners Association, under Clerk's File No. 2002-137075;
- (i) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions and Restrictions for The Woodlands Town Center Owners Association, under Clerk's File No. 2003-002014 and re-recorded under 2003-012189;
- (j) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions and Restrictions for The Woodlands Town Center Owners Association, under Clerk's File No. 2003-011100;
- (k) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions and Restrictions for The Woodlands Town Center Owners Association, under Clerk's File No. 2003-036678;
- (l) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions and Restrictions for The Woodlands Town Center Owners Association, under Clerk's File No. 2003-043276;
- (m) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions and Restrictions for The Woodlands Town Center Owners Association, under Clerk's File No. 2003-062550;
- (n) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions and Restrictions for The Woodlands Town Center Owners Association, under Clerk's File No. 2003-128604;
- (o) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions and Restrictions for The Woodlands Town Center Owners Association, under Clerk's File No. 2004-065171;

- (p) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions and Restrictions for The Woodlands Town Center Owners Association, under Clerk's File No. 2004-142804;
- (q) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions and Restrictions for The Woodlands Town Center Owners Association (office tract), under Clerk's File No. 2005-095517;
- (r) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions and Restrictions for The Woodlands Town Center Owners Association, under Clerk's File No. 2005-086939;
- (s) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions and Restrictions for The Woodlands Town Center Owners Association, under Clerk's File No. 2005-106553;
- (t) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions and Restrictions for The Woodlands Town Center Owners Association, under Clerk's File No. 2005-086941;
- (u) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions and Restrictions for The Woodlands Town Center Owners Association, under Clerk's File No. 2006-041404;
- (v) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions and Restrictions for The Woodlands Town Center Owners Association, under Clerk's File No. 2006-129045;
- (w) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions and Restrictions for The Woodlands Town Center Owners Association, under Clerk's File No. 2006-123775;
- (x) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions and Restrictions for The Woodlands Town Center Owners Association, under Clerk's File No. 2007-096223;
- (y) Correction to the Declaration of Covenants and Restrictions for The Woodlands Town Center Owner's Association, under Clerk's File No. 2007-071126;
- (z) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions and Restrictions for The Woodlands Town Center Owners Association, under Clerk's File No. 2008-097286;
- (aa) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions and Restrictions for The Woodlands Town Center Owners Association, under Clerk's File No. 2008-060313;

(bb) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions and Restrictions for The Woodlands Town Center Owners Association, under Clerk's File No. 2007-096228;

(cc) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions and Restrictions for The Woodlands Town Center Owners Association, under Clerk's File No. 2008-047880;

(dd) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions and Restrictions for The Woodlands Town Center Owners Association, under Clerk's File No. 2008-117704;

(ee) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions and Restrictions for The Woodlands Town Center Owners Association, under Clerk's File No. 2009-043727;

(ff) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions and Restrictions for The Woodlands Town Center Owners Association, under Clerk's File No. 2009-036025;

(gg) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions and Restrictions for The Woodlands Town Center Owners Association, under Clerk's File No. 2010-034385;

(hh) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions and Restrictions for The Woodlands Town Center Owners Association, under Clerk's File No. 2012-004649;

(ii) Articles of Incorporation, Bylaws, Collection/Payment Plan Policy, Document Retention Policy, Records Production and Copying Policy, Flag Display Guidelines, Rainwater Harvesting System Guidelines, Shingle Criteria, and Solar Energy Devices Guidelines, under Clerk's File No. 2011-115270;

(jj) Election Policy Rules and Regulations, under Clerk's File No. 2013-119784;

(kk) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions and Restrictions for The Woodlands Town Center Owners Association, under Clerk's File No. 2014-054768;

(ll) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions and Restrictions for The Woodlands Town Center Owners Association, under Clerk's File No. 2014-065687;

(mm) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants and Restrictions for The Woodlands Town Center Owners Association, under Clerk's File No. 2014107987;

(5) the name and mailing address of the Association is:

The Town Center Owners Association, Inc.
c/o Inframark, LLC
2002 W. Grand Parkway N., Ste. 100
Katy, Texas 77449

(6) The name, mailing address, telephone number, and email address of the Association's

Designated Representative is:

- (a) Inframark, LLC;
- (b) 2002 W. Grand Parkway N., Ste. 100, Katy, Texas 77449;
- (c) (281) 870-0585;
- (d) communitymanagement@inframark.com.

(7) The Association's website address is: <https://home.inframark.com/?c=690>.

(8) The following fees are charged by the Association relating to a property transfer in the

Subdivision:

- (e) Resale Certificate Fee: \$375.00;
- (f) Updated Resale Certificate Fee: \$75.00;
 - 1. \$185.00 for a one-day expedited updated certificate;
 - 2. \$150.00 for a three-day expedited updated certificate;
 - 3. \$125.00 for a five-day expedited updated certificate;
- (g) Transfer Fee: \$275.00;
- (h) Refinance Fee: \$100.00;

All payments must sent to either the billing address, Town Center Owners Association Inc., P.O. Box 327 Dept 2, Houston TX 77001 or via email at inframark@payableslockbox.com. *However, do not send invoices to both.*

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Subdivision and Association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents of the Subdivision or Association, and it does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association. The Association's Dedicatory Instruments are available generally for viewing online at the above listed web address, however the documents listed there also do not purport to identify every publicly recorded document affecting the Subdivision or Association.

SIGNED THIS 25 DAY OF September, 2024.

THE TOWN CENTER OWNERS ASSOCIATION, INC.

By: Melissa Hargrove, Agent

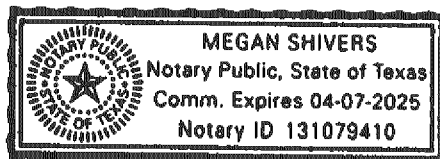
Melissa Hargrove, Vice President of Developer & Onsite Services of Inframark, LLC., and Managing Agent for The Town Center Owners Association, Inc.,

Melissa Hargrove
Print Name

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared Melissa Hargrove, Director of Community Management of Inframark, LLC., and Managing Agent for The Town Center Owners Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 25 day of September, 2024.



M Shivers
Notary Public, State of Texas

After recording return to:
HOLTTOLETT, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024

E-FILED FOR RECORD

09/27/2024 02:02PM



L. Brandon Steinmann

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.

09/27/2024



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas