

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
ALEXANDER RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Alexander Residential Community, Inc., a Texas nonprofit corporation (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS AMENDED AND RESTATED MANAGEMENT CERTIFICATE AMENDS AND RESTATES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF ALEXANDER RESIDENTIAL COMMUNITY, INC., RECORDED UNDER DOCUMENT NO. 2024000869, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.

1. The name of the subdivision: Alexander.
2. The name of the Association: Alexander Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Brazoria County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Alexander, recorded under Document No. 2022069776 in the Official Public Records of Brazoria County, Texas, as may be amended from time to time (the “**Declaration**”).
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Alexander Residential Community, Inc., c/o Inframark, 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:	Alexander Residential Community, Inc. c/o Inframark
Mailing Address:	2002 West Grand Pkwy. N., #100, Katy, TX 77449
Attn:	Amanda England
Telephone Number:	346-305-8699
Email Address:	<u>Amanda.England@inframark.com</u>

7. Website to access the Association’s dedicatory instruments:
www.inframarkims.com

8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment = one year of Regular Assessments for the year in which the Lot is conveyed

Transfer Fee – Builder to Resident - \$225.00

Transfer Fee – Resident to Resident - \$275.00

Builder Certificate Fee - \$250.00

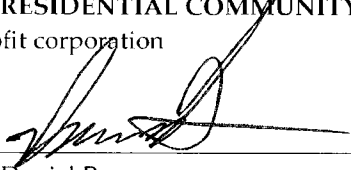
Resale Certificate Fee - \$375.00

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

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the date this instrument is Recorded.

ALEXANDER RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

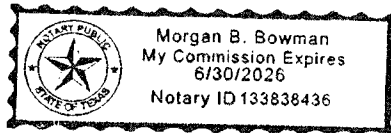
By: 
Printed Name: Daniel Rose
Title: President: HOA President

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 11th day of DECEMBER, 2024, by Daniel Rose, HOA President of ALEXANDER RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)


Notary Public Signature



AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Alexander, recorded under Document No. 2022069776 in the Official Public Records of Brazoria County, Texas, as the same may be amended from time to time.
2. Alexander Community Manual, recorded under Document No. 2023003413 in the Official Public Records of Brazoria County, Texas.
 - (a) Alexander First Supplement to Community Manual, recorded under Document No. 2023056629 in the Official Public Records of Brazoria County, Texas.
3. Alexander Adoption of Working Capital Assessment, recorded under Document No. 2023003414 in the Official Public Records of Brazoria County, Texas.
4. Alexander Notice of Plat Recordation [Section 1], recorded under Document No. 2023056619 in the Official Public Records of Brazoria County, Texas.

ATTACHMENT 1

ALEXANDER RESIDENTIAL COMMUNITY, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

FILED and RECORDED

Instrument Number: 2024054176

Filing and Recording Date: 12/13/2024 12:23:42 PM Pages: 5 Recording Fee: \$37.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-crystalm