



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

The undersigned, being an officer of Evergreen 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, RESTATES AND REPLACES IN ITS ENTIRETY ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATE FOR EVERGREEN RESIDENTIAL COMMUNITY, INC., INCLUDING BUT NOT LIMITED TO THOSE RECORDED UNDER DOCUMENT NOS. 2023017275 AND 2024076825 OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

1. The name of the subdivision: Evergreen.
2. The name of the Association: Evergreen Residential Community, 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 Declaration of Covenants, Conditions and Restrictions for Evergreen, recorded under Document No. 2023006064, Official Public Records of Fort Bend County, Texas, as amended (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Second Amended and Restated Management Certificate.
5. The name and mailing address of the Association: Evergreen 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:	Evergreen Residential Community, Inc. c/o Inframark
Mailing Address:	2002 West Grand Parkway N., #100, Katy, TX 77449
Attn:	Amanda England
Telephone Number:	346-305-8699
Email Address:	<u><a href="mailto:Amanda.England@inframark.com">Amanda.England@inframark.com</a></u>

7. Website to access the Association's dedicatory instruments:  
[www.inframarkims.com](http://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 = amount of annual 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]*

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

**EVERGREEN RESIDENTIAL COMMUNITY, 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 on the 11<sup>th</sup> day of DECEMBER, 2024, by Carey Estes, the HOA President of Evergreen Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)  [Signature]  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
600 W 5<sup>TH</sup> Street, Suite 900  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Evergreen, recorded under Document No. 2023006064 in the Official Public Records of Fort Bend County, Texas, as the same may be amended from time to time.
  - a) First Amendment to Declaration of Covenants, Conditions and Restrictions for Evergreen, recorded under Document No. 202472271 in the Official Public Records of Fort Bend County, Texas.
2. Evergreen Community Manual, recorded under Document No. 2023007220 in the Official Public Records of Fort Bend County, Texas, as the same may be amended and supplemented from time to time.
3. Evergreen Adoption of Working Capital Assessment, recorded under Document No. 2023007221 in the Official Public Records of Fort Bend County, Texas.
4. Non-Material Correction Instrument – Evergreen Community Manual, recorded under Document No. 2023051005 in the Official Public Records of Fort Bend County, Texas, as the same may be amended and supplemented from time to time.
5. Assignment of Declarant's Rights – Evergreen, recorded under Document No. 2023051006 in the Official Public Records of Fort Bend County, Texas.
6. Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions for Evergreen [Adding Section 2], recorded under Document No. 2024056114 in the Official Public Records of Fort Bend County, Texas.

ATTACHMENT 1

EVERGREEN RESIDENTIAL COMMUNITY, INC.  
SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE