



DRA 155/609 County 184/42
SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
CALDWELL RANCH RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer or managing agent of Caldwell Ranch 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 CERTIFICATE AMENDS, RESTATES AND REPLACES IN THEIR ENTIRETIES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES OF CALDWELL RANCH RESIDENTIAL COMMUNITY, INC., INCLUDING BUT NOT LIMITED TO THOSE RECORDED UNDER DOCUMENT NOS. 2020078079 AND 2021156731, OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, AND UNDER DOCUMENT NOS. 2020034221, 2021063480 AND 2023053049, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.

1. The name of the subdivision: Caldwell Ranch.
2. The name of the Association: Caldwell Ranch Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Fort Bend and Brazoria Counties, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Caldwell Ranch, recorded under Document No. 2020076941, Official Public Records of Fort Bend County, Texas, and under Document No. 2020033835, Official Public Records of Brazoria County, Texas as the same may be amended from time to time (collectively, 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: Caldwell Ranch Residential Community, Inc., c/o Inframark, LLC, 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:	Caldwell Ranch Residential Community, Inc. c/o Inframark, Inc.
Mailing Address:	2002 W. Grand Parkway North, Ste. 100, Katy, TX 77449
Attn:	Amanda England
Telephone Number:	281-870-0585
Email Address:	Amanda.England@inframark.com

7. Website to access the Association's dedicatory instruments:
caldwellranch.nabrnetwork.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

Transfer Fee - \$225.00.

Resale Certificate Fee - \$350.00

Updated Resale Certificate Fee - \$75.00 after 30 days

Rush Fees:

\$185.00 for 1 day rush

\$150.00 for 3 day rush

\$125.00 for 5 day rush

Refinance Fee - \$100.00

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 19th day of FEBRUARY, 2024.

CALDWELL RANCH RESIDENTIAL COMMUNITY, INC., a
Texas nonprofit corporation

By: [Signature]
Printed Name: DANIEL ROSE
Title: HOA PRESIDENT

STATE OF TEXAS

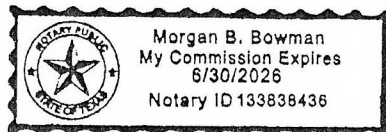
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COUNTY OF FORT BEND

This instrument was acknowledged before me on the 19th day of FEBRUARY, 2024 by
DANIEL ROSE, HOA PRESIDENT of Caldwell Ranch Residential
Community, Inc., a Texas nonprofit corporation, on behalf of said non-profit corporation.

(SEAL)

[Signature]
Notary Public Signature



AFTER RECORDING RETURN TO:

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

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Caldwell Ranch, recorded under Document No. 2020076941, Official Public Records of Fort Bend County, Texas, and under Document No. 2020033835, Official Public Records of Brazoria County, Texas, as may be amended from time to time.
2. Caldwell Ranch Community Manual, recorded under Document No. 2020078078, Official Public Records of Fort Bend County, Texas, and under Document No. 2020034220, Official Public Records of Brazoria County, Texas.
 - a. Caldwell Ranch First Supplement to Community Manual, recorded under Document No. 2023106113, Official Public Records of Fort Bend County, Texas, and under Document No. 2023049795, Official Public Records of Brazoria County, Texas.
3. Caldwell Ranch Adoption of Working Capital Assessment, recorded under Document No. 2020078080, Official Public Records of Fort Bend County, Texas, and under Document No. 2020034222, Official Public Records of Brazoria County, Texas.
4. Caldwell Ranch Notice of Plat Recordation [Section 1A & 1B], recorded under Document No. 2020118311, in the Official Public Records of Fort Bend County, Texas, and under Document No. 2020050374, in the Official Public Records of Brazoria County, Texas.
5. Caldwell Ranch Notice of Plat Recordation [Southern Colony Expansion, Phase I, Sections 2 & 3], recorded under Document No. 2021109257, in the Official Public Records of Fort Bend County, Texas.
6. Caldwell Ranch Notice of Plat Recordation [Sections 1, 2 & 3A], recorded under Document No. 2021109268, in the Official Public Records of Fort Bend County, Texas.
7. Caldwell Ranch Notice of Addition of Land [Adding 83.238 Acres], recorded under Document No. 2021136387, in the Official Public Records of Fort Bend County, Texas, and under Document No. 2021053848, in the Official Public Records of Brazoria County, Texas.
8. Caldwell Ranch Notice of Plat Recordation [Section 3B], recorded under Document No. 2021136388, Official Public Records of Fort Bend County, Texas.
9. Caldwell Ranch Notice of Addition of Land [Adding 102.960 Acres], recorded under Document No. 2021160234, in the Official Public Records of Fort Bend County, Texas, and under Document No. 2021063293, in the Official Public Records of Brazoria County, Texas.
10. Caldwell Ranch Notice of Plat Recordation [Section 4], recorded under Document No. 2021169486, in the Official Public Records of Fort Bend County, Texas, and under Document No. 2021068006, in the Official Public Records of Brazoria County, Texas.
11. Caldwell Ranch Notice of Addition of Land [Adding Phase 7], recorded under Document No. 2023007200, in the Official Public Records of Fort Bend County, Texas.

12. Caldwell Ranch Notice of Addition of Land [Adding Sections 8 and 9], recorded under Document No. 2023111322, in the Official Public Records of Fort Bend County, Texas and under Document No. 2023051952, Official Public Records of Brazoria County, Texas.