

AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
WESTLAND RANCH RESIDENTIAL COMMUNITY, INC.

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

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR THE WESTLAND RANCH RESIDENTIAL COMMUNITY, INC., INCLUDING BUT NOT LIMITED TO INSTRUMENT NO. 2022072781, OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS.

1. The name of the subdivision: Westland Ranch.
2. The name of the association: Westland Ranch Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Galveston County, Texas, made subject to that certain Westland Ranch Master Covenant [Residential], recorded under Document No. 2022031477, Official Public Records of Galveston County, Texas (as amended, the “**Covenant**”), pursuant to the recording of one or more Notices of Applicability.
4. The recording data for the Covenant and any amendments and/or supplements to thereto: See Attachment 1 to this Amended and Restated Management Certificate.
5. The name and mailing address of the association: Westland Ranch Residential Community, Inc., c/o Inframark, 2002 West Grand Parkway North, Suite 100, Katy, Texas 77449, Attn: Myla Moon.

AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
WESTLAND RANCH RESIDENTIAL COMMUNITY, INC.

6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Westland Ranch Residential Community, Inc., c/o  
Inframark  
Attn.: Myla Moon  
Mailing Address: 2002 West Grand Parkway North, Suite 100  
Katy, Texas 77449  
Telephone Number: (281) 870-0585  
Email Address: customercare@inframark.com

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

<https://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 - \$500.00

Transfer Fee - \$275.00

Resale Certificate Fee - \$375.00

Community Enhancement Fee – 0.25% of the Transfer Price (as defined in the Community Enhancement Covenant, recorded in the Official Public Records of Galveston County, Texas).

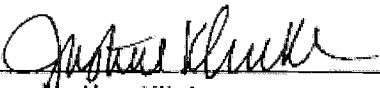
The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

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

*[SIGNATURE PAGE FOLLOWS]*

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

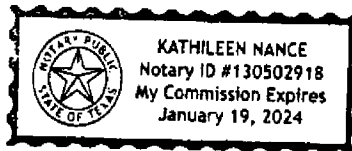
**WESTLAND RANCH  
RESIDENTIAL COMMUNITY, INC.,**  
a Texas nonprofit corporation


By:   
Name: Justine Klinke  
Title: Vice President

THE STATE OF TEXAS           §  
  §  
COUNTY OF Galveston       §

This instrument was acknowledged before me on 12<sup>th</sup> day of January, 2024,  
by Justine Klinke, the Vice President of Westland  
Ranch Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit  
corporation.

[SEAL]



  
Notary Public Signature

**AFTER RECORDING RETURN TO:**  
**KRISTI E. STOTTS, ESQ.**  
**WINSTEAD PC**  
**401 CONGRESS AVENUE, SUITE 2100**  
**AUSTIN, TEXAS 78701**  
**EMAIL: KSTOTTS@WINSTEAD.COM**

## ATTACHMENT 1

### RECORDING DATA FOR THE COVENANT, DECLARATION AND RELATED DOCUMENTS

1. Westland Ranch Master Covenant [Residential], recorded as Document No. 2022031477, Official Public Records of Galveston County, Texas.
2. Westland Ranch Development Area Declaration [Residential], recorded as Document No. 2022031559, Official Public Records of Galveston County, Texas.
3. Westland Ranch Community Manual, recorded as Document No. 2022031509, Official Public Records of Galveston County, Texas.
4. Westland Ranch Community Enhancement Covenant [Residential], recorded as Document No. 2022031551, Official Public Records of Galveston County, Texas.
5. Westland Ranch Adoption of Working Capital Assessment, recorded as Document No. 2022032288, Official Public Records of Galveston County, Texas.
6. Westland Ranch First Amendment to Master Covenant [Residential], recorded as Document No. 2022038276, Official Public Records of Galveston County, Texas.
7. Westland Ranch Second Amendment to Master Covenant [Residential], recorded as Document No. 2022038758, Official Public Records of Galveston County, Texas.
8. Westland Ranch Notice of Applicability [Residential] [Sec. 1], recorded as Document No. 2022061240, Official Public Records of Galveston County, Texas.
9. Westland Ranch Notice of Applicability [Residential] [Sec. 3], recorded as Document No. 2022061242, Official Public Records of Galveston County, Texas.
10. Westland Ranch Notice of Applicability [Residential] [Sec. 6], recorded as Document No. 2022071679, Official Public Records of Galveston County, Texas.
11. Westland Ranch Notice of Applicability [Residential] [Section 7], recorded as Document No. 2023019121, Official Public Records of Galveston County, Texas.
12. Westland Ranch Notice of Applicability [Residential] [Sec. 4], recorded as Document No. 2023036793, Official Public Records of Galveston County, Texas.
13. Westland Ranch Second Amended and Restated Design Guidelines, recorded as Document No. 2023052145, Official Public Records of Galveston County, Texas.

14. Westland Ranch Notice of Designation of Common Area and Adoption of Specific Design Criteria, recorded as Document No. 2023052146, Official Public Records of Galveston County, Texas.
15. Westland Ranch First Supplement to Community Manual, recorded as Document No. 2024002001, Official Public Records of Galveston County, Texas.

## FILED AND RECORDED

Instrument Number: 2024002070

Recording Fee: 41.00

Number Of Pages: 6

Filing and Recording Date: 01/16/2024 4:10PM

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



A handwritten signature in black ink, reading "Dwight D. Sullivan". The signature is fluid and cursive, with the first and last names being more prominent.

Dwight D. Sullivan, County Clerk  
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

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