



AFTER RECORDING RETURN TO:
KRISTI E. STOTTS, ESQ.
WINSTEAD PC
600 W. 5TH STREET, SUITE 900
AUSTIN, TEXAS 78701
EMAIL: KSTOTTS@WINSTEAD.COM



**MANAGEMENT CERTIFICATE
OF
AUGUST TRAILS RESIDENTIAL COMMUNITY, INC.**

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

1. The name of the subdivision: August Trails.
2. The name of the association: August Trails Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Fort Bend County, Texas, as described on Exhibit "A" to that certain August Trails Master Covenant [Residential], recorded under Document No. 2025072441, Official Public Records of Fort Bend County, Texas, as the same may be amended from time to time (the "Covenant"), and that certain August Trails Development Area Declaration [Residential], recorded under Document No. 2025072829, Official Public Records of Fort Bend County, Texas (the "Development Area Declaration"), by Recording one or more Notices of Applicability.
4. The recording data for the Covenant, the Development Area Declaration with any amendments and/or supplements to thereto: The recording data for the Covenant, Development Area Declaration and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the association: August Trails Residential Community, Inc., c/o Inframark Community Management, 2002 West Grand Parkway North, Suite 100, Katy, Texas 77449, Attn: Amanda England.

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

Name:	August Trails Residential Community, Inc., c/o Inframark Community Management
Attn:	Amanda England
Mailing Address:	2002 West Grand Parkway North, Suite 100 Katy, Texas 77449
Telephone Number:	(281) 870-0585
Email Address:	Amanda.England@inframark.com

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

MANAGEMENT CERTIFICATE
AUGUST TRAILS RESIDENTIAL COMMUNITY, INC.

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 (1) year of Regular Assessments

Transfer Fee - \$295.00.

Resale Certificate Fee – \$375.00.

Community Enhancement Fee – one quarter of one percent (0.25%) of the Transfer Price (as such term is defined in the Community Enhancement Covenant.)

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]

ATTACHMENT 1

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. August Trails Master Covenant [Residential] recorded under Document No. 2025072441, Official Public Records of Fort Bend County, Texas.
2. August Trails Development Area Declaration [Residential], recorded as Document No. 2025072829, Official Public Records of Fort Bend County, Texas.
3. Community Manual for August Trails, recorded under Document No. 2025074436, Official Public Records of Fort Bend County, Texas.
4. August Trails Adoption of Working Capital, recorded under Document No. 2025072850, Official Public Records of Fort Bend County, Texas.
5. August Trails Notice of Applicability [Residential] [Sections 1 & 2], recorded as Document No. 2025077399, Official Public Records of Fort Bend County, Texas.
6. August Trails Community Enhancement Covenant [Residential] recorded under Document No. 2025072843, Official Public Records of Fort Bend County, Texas.