

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
MUSTANG RIDGE RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Mustang Ridge Residential Community, Inc. (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 ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF MUSTANG RIDGE RESIDENTIAL COMMUNITY, INC., RECORDED AS DOCUMENT NO. 2021154291, IN THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS.

1. The name of the subdivision: Mustang Ridge.
2. The name of the Association: Mustang Ridge Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property in Montgomery County, Texas, as described on Exhibit "A" to that certain Declaration of Covenants, Conditions and Restrictions for Mustang Ridge, recorded under Document No. 2021035433, Official Public Records of Montgomery County, Texas (the "**Declaration**").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association Mustang Ridge Residential Community, Inc., c/o FirstService Residential, 1330 Enclave Parkway, Suite 425, Houston, Texas 77077.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	FirstService Residential
Attn:	Sharon Davis
Mailing Address:	1330 Enclave Parkway, Suite 425, Houston, Texas 77077
Telephone Number:	713-332-4612
Email Address:	sharon.davis@fsresidential.com
7. Website to access the Association's dedicatory instruments:
<https://MustangRidge.connectresident.com>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

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Working Capital Assessment - \$600.00.

Transfer Fee - \$275.00.

Resale Certificate Fee - \$375.00.

Resale Certificate Update Fee - \$75.00.

Welcome Packet Fee- \$26.50.

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

[SIGNATURE PAGE FOLLOWS]

MUSTANG RIDGE RESIDENTIAL COMMUNITY, INC. AMENDED AND RESTATED
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EXECUTED to be effective on the date this instrument is Recorded.

MUSTANG RIDGE RESIDENTIAL COMMUNITY, INC.,
a Texas non-profit corporation

By: *Estrella Ayala*
Name: Estrella Ayala
Title: Community Manager

STATE OF TEXAS §
COUNTY OF Harris §

This instrument was acknowledged before me this 16 day of December, 2021 by Ayala Estrella of Mustang Ridge Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



[SEAL]

Cristine

Notary Public Signature

AFTER RECORDING RETURN TO:
ROBERT D. BURTON, ESQ.
WINSTEAD PC
401 CONGRESS AVENUE, SUITE 2100
AUSTIN, TEXAS 78701
RBURTON@WINSTEAD.COM

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EXHIBIT "A"

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Mustang Ridge, recorded as Document No. 2021035433, Official Public Records of Montgomery County, Texas.
2. Mustang Ridge Community Manual, recorded as Document No. 2021035648, Official Public Records of Montgomery County, Texas.
3. Mustang Ridge Adoption of Working Capital Assessment, recorded as Document No. 2021064602, Official Public Records of Montgomery County, Texas.
4. Mustang Ridge First Supplement to Community Manual, recorded as Document No. 2021147280, Official Public Records of Montgomery County, Texas.

E-FILED FOR RECORD

02/11/2022 04:05PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

02/11/2022



County Clerk
Montgomery County, Texas