

MANAGEMENT CERTIFICATE
THE WOODLANDS AT BURNET HOMEOWNERS' ASSOCIATION INC.

The undersigned, being an Officer of The Woodlands at Burnet Homeowners Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows: This Management Certificate replaces in its entirety all previously recorded Management Certificates of the Official Public Records of Burnet County, Texas, under Document # 201701021.

1. The name of the subdivision is The Woodlands, Section One (the "Subdivision Development").
2. The name of the association is The Woodlands at Burnet Homeowners Association Inc. (the "Association"), a Texas nonprofit corporation.
3. The recording data for the Subdivision Development is as follows:
 - a. Initial Plat of the Woodlands Section One recorded under Document # 199606769 of the Official Public Records of Burnet County, Texas.
 - b. Final Plat of The Woodlands Section One recorded under Document # 201700190 of the Official Public Records of Burnet County, Texas.
 - c. Assignment of Easement recorded under Document # 201912439 of the Public Records of Burnet County, Texas
4. The recording data for the declaration applicable to the Subdivision Development and all amendments thereto, is as follows:
 - a. Declaration of Covenants, Conditions and Restrictions for The Woodlands Subdivision.
Recorded under Document # 201700189 of the Official Public Records of Burnet County, Texas.
 - b. First Amendment to the Declaration of Covenants, Conditions and Restrictions of the Woodlands.
Recorded under Document # 202103064 of the Official Public Records of Burnet County, Texas.
 - c. Amended and Restated Bylaws of The Woodlands at Burnet Homeowners Association, Inc.
Recorded under Document # 202103065 of the Official Public Records of Burnet County, Texas.

5. The name and mailing address of the Association:

The Woodlands at Burnet Homeowners Association Inc.
PO Box 1292
Burnet, Texas 78611

6. Contact information for Board of Directors or entity managing the Association is:

The Woodlands Board of Directors
c/o The Woodlands at Burnet Homeowners Association Inc.
PO Box 1292
Burnet, Texas 78611

E-mails	
HOA President	BurnetWoodlandsPresident@gmail.com
HOA Secretary	BurnetWoodlandsHOA@gmail.com
HOA Treasurer	BurnetWoodlandsTreasurer@gmail.com

7. Fees charged by the Association relating to property transfer in the Subdivision are as follows:

Resale Certificate: \$250 to produce a resale certificate (TREC Form).
Payment for requests from a Closing Officer is due upon closing. Payment for all other requests is due before delivery of the resale certificate.

Updated Resale Certificate: \$75 to produce an updated resale certificate.
Applicable only if the request is made less than 180 days of the issue date and by the same party who requested the original resale certificate.

8. Additional information the Association considers appropriate are as follows:

- a. Membership in the Association is mandatory, and all owners shall comply strictly with the provisions of The Woodlands Restrictions and Bylaws. Owners are advised to review the dedicatory instruments given to them at closing or emailed to them by the HOA Secretary.
- b. No improvement shall be constructed on any lot without written prior approval from The Woodlands Architectural Review Committee. Any violation is subject to monetary penalties.
- c. It is the responsibility of any homeowner renting their property to make sure the tenants are aware of all requirements and rules according to the dedicatory instruments. If they are found in violation of any of the restrictions and bylaws, the homeowner will be assessed the monetary penalties.

Attention Closing Officers

- a. Closing officers are asked to contact the Association via the emails listed in the contact information to obtain materials and information to be either presented to or obtained from the buyer at closing. Requested materials and information obtained from the buyer must be returned to the Association via email or USPS within 30 days of closing.

This Management Certificate is effective as of the 9th day of July, 2024.

The Woodlands at Burnet Homeowners Association Inc.

By: Deborah Boultinghouse

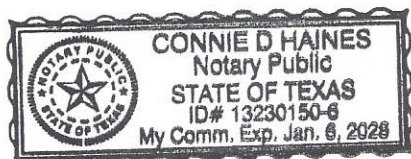
Name: Deborah Boultinghouse

Title: HOA Treasurer

THE STATE OF TEXAS §

COUNTY OF BURNET §

This instrument was acknowledged before me on this 9th day of July, 2024, by Deborah Boultinghouse, the HOA Treasurer of the Woodlands At Burnet Homeowners Association Inc., a Texas non-profit corporation incorporated under the laws of the State of Texas, on behalf of said corporation.



Connie D. Haines

Notary Public for the State of Texas

AFTER RECORDING, RETURN TO:

The Woodlands at Burnet Homeowners Association Inc.
PO Box 1292
Burnet, Texas 78611

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 202406703

CERT Fee: \$33.00
07/09/2024 01:24 PM

Vicinta Stafford

Management Certificate
The Woodlands at Burnet Homeowners Association Inc.

Vicinta Stafford, County Clerk
Burnet County, Texas