

**MANAGEMENT CERTIFICATE  
OF  
ASHLAND COMMUNITY ASSOCIATION, INC.**

The undersigned, being an officer of Ashland Community Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Ashland.
2. The name of the Association: Ashland Community Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Brazoria County, Texas, made subject to that certain Ashland Master Covenant [Residential] recorded under Document No. 2024056213, Official Public Records of Brazoria County, Texas, as the same may be amended from time to time (the "Covenant"), and to that certain Ashland Development Area Declaration [Residential] (the "Development Area Declaration"), recorded under Document No. 2024056244, Official Public Records of Brazoria County, Texas, by the Recording of one more Notices of Applicability.
4. The recording data for the Covenant and the Development Area Declaration, and any amendments and/or supplements thereto: See Attachment 1 of this Management Certificate.
5. The name and mailing address of the Association: Ashland Community Association, 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: Inframark, LLC  
Attn: Myla Moon  
Mailing Address: 2002 West Grand Parkway North, Suite 100,  
Katy, Texas 77449  
Telephone Number: 281-280-0585  
Email Address: [Myla.Moon@inframark.com](mailto:Myla.Moon@inframark.com)

7. Website to access the Association's dedicatory instruments:  
[Home.Inframark.com](http://Home.Inframark.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 - \$1,000.00  
Working Capital Assessment for Homebuilders - \$500.00  
Transfer Fee - \$275.00

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

*[SIGNATURE PAGE FOLLOWS]*

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

ASHLAND COMMUNITY ASSOCIATION, INC., a Texas nonprofit corporation

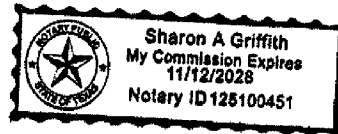
By: Kelly L Dixon  
Name: Kelly L Dixon  
Title: Vice President of Client Services

STATE OF TEXAS §  
COUNTY OF Harris §

This instrument was acknowledged before me this 21 day of November, 2021 by Kelly L Dixon, the Vice President of Client Services of Ashland Community Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]

Sharon A. Griffith  
Notary Public Signature



AFTER RECORDING RETURN TO:  
Kristi E. Stotts, Esq.  
WINSTEAD PC  
600 W. 5th Street, Suite 900  
Austin, Texas 78701  
kstotts@winstead.com

**ATTACHMENT 1**

**RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS**

1. Ashland Master Covenant [Residential], recorded under Document No. 2024056213, Official Public Records of Brazoria County, Texas.
2. Ashland Development Area Declaration [Residential] recorded under Document No. 2024056244, Official Public Records of Brazoria County, Texas.
3. Ashland Community Manual [Residential], recorded under Document No. 2024056312, Official Public Records of Brazoria County, Texas.
4. Ashland Adoption of Working Capital Assessment [Residential], recorded under Document No. 2024056377, Official Public Records of Brazoria County, Texas.

ATTACHMENT 1

ASHLAND COMMUNITY ASSOCIATION, INC.  
MANAGEMENT CERTIFICATE

# FILED and RECORDED

Instrument Number: 2025000183

Filing and Recording Date: 01/02/2025 02:20:10 PM Pages: 5 Recording Fee: \$37.00

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



A handwritten signature in black ink, appearing to read "Joyce Hudman".

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Joyce Hudman, County Clerk  
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

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

cclerk-lissete