

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
THE CANOPIES RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of The Canopies 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 in their entireties all previously recorded Management Certificates for the Association, including but not limited to Document Nos. 2023087727 and 2023120396 in the Official Public Records of Montgomery County, Texas.

1. The name of the subdivision: The Canopies.
2. The name of the association: The Canopies Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: All that certain real property located in Montgomery County, Texas, made subject to that certain The Canopies Master Covenant [Residential], recorded under Document No. 2023041210 in the Official Public Records of Montgomery County, Texas, as amended (the "Covenant"), by the Recording of one or more Notices of Applicability.
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant 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: The Canopies Residential Community, Inc., c/o Inframark, 2002 West Grand Parkway North, Ste 100; Katy, TX 77449
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	The Canopies Residential Community, Inc., c/o Inframark
Mailing Address:	2002 West Grand Parkway North, Ste 100; Katy, TX 77449
Attn:	HOA
Telephone Number:	281.870.0585
Email Address:	CustomerCare@Inframark.com

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

<https://engage.goenumerate.com/s/thecanopies>
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Working Capital Assessment - \$750.00

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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 Montgomery County, Texas).

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

[SIGNATURE PAGE FOLLOWS]

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

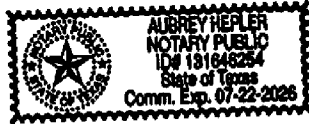
THE CANOPIES RESIDENTIAL COMMUNITY, INC.,
a Texas non-profit corporation

By: Richard Marek
Printed Name: Richard Marek
Title: Regional V.P. Acquisition

STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me this 26th day of June, 2024 by Richard Marek, Regional V.P. Acquisition of The Canopies Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



Aubrey Hepler
Notary Public Signature

AFTER RECORDING RETURN TO:

Kristi E. Stotts, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
kstotts@winstead.com

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ATTACHMENT 1

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. The Canopies Master Covenant [Residential], recorded as Document No. 2023041210, Official Public Records of Montgomery County, Texas.
2. The Canopies Development Area Declaration [Residential], recorded as Document No. 2023041348, Official Public Records of Montgomery County, Texas.
3. The Canopies Community Manual, recorded as Document No. 2023043607, Official Public Records of Montgomery County, Texas.
 - a. The Canopies First Supplement to Community Manual, recorded as Document No. 2023120295, Official Public Records of Montgomery County, Texas.
4. The Canopies Community Enhancement Covenant [Residential], recorded as Document No. 2023043602, Official Public Records of Montgomery County, Texas.
5. The Canopies Adoption of Working Capital Assessment, recorded as Document No. 2023041347, Official Public Records of Montgomery County, Texas.
6. The Canopies Notice of Applicability [Residential] [Sections 5 & 6], recorded as Document No. 2023054800, Official Public Records of Montgomery County, Texas.
7. The Canopies Notice of Applicability [Residential] [Sections 7 & 8], recorded as Document No. 2024055180, Official Public Records of Montgomery County, Texas.
8. The Canopies Notice of Withdrawal of Land, recorded as Document No. 2023075672, Official Public Records of Montgomery County, Texas.

E-FILED FOR RECORD

06/26/2024 11:31AM



L. Brandon Steinmann

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.

06/26/2024



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas