

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
BONTERRA AT WOODFOREST COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The undersigned, being the Managing Agent for Bonterra at Woodforest Community Association, Inc., a non-profit corporation (“**Association**”) organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Bonterra at Woodforest.
2. Name of Association: The name of the Association is Bonterra at Woodforest Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Bonterra at Woodforest, Section One (1), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk’s File No. 2013-137500 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Bonterra at Woodforest, Section Two (2), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk’s File No. 2015-017143 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Bonterra at Woodforest, Section Three (3), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk’s File No. 2016-020636 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Bonterra at Woodforest, Section Four (4), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk’s File No. 2017053431 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.

- e. Bonterra at Woodforest, Section Five (5), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2017108720 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
 - f. Bonterra at Woodforest, Section Six (6), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2018028063 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
 - g. Bonterra at Woodforest, Section Seven (7), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2019023383 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
 - h. Bonterra at Woodforest, Section Eight (8), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2019070348 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
 - i. Bonterra at Woodforest, Section Nine (9), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2020037034 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
 - j. Bonterra at Woodforest, Section Ten (10), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2020079942 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:* Please see the attached chart.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Bonterra at Woodforest Community Association, Inc. c/o LEAD Association Management, Inc., 13231 Champion Forest Drive, Suite 112, Houston, Texas 77069.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: LEAD Conveyance Department. Address: 13231 Champion Forest Drive, Suite 112, Houston, Texas 77069. Phone No.: 281.857.6027. Email Address: info@lead-inc.com.

7. The Association's Dedicatory Instruments are Available to Members Online at: www.bwfcommunity.org.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update	\$ 75.00
Refinance Fee	\$ 100.00
Transfer Fee	\$ 175.00
Builder Pay Off Quote	\$265.00
Foundation Fee	Foundation Fee is 0.25% of the "Gross Selling Price" of a Lot (as described in detail in the Bonterra at Woodforest Declaration). Some exemptions apply. This fee is paid to the Woodforest Owners Association, Inc.
Bonterra Capitalization Fee	Capitalization Fee is equal to 100% of the then-current Annual Assessment. The Capitalization Fee for 2021 is \$2,200.00. Some exemptions apply. For future years, the Capitalization Fee amount must be confirmed with the Association.

Executed on this 31 day of August, 2021.

BONTERRA AT WOODFOREST COMMUNITY ASSOCIATION, INC.

By: LEAD Association Management, Inc.,
Managing Agent

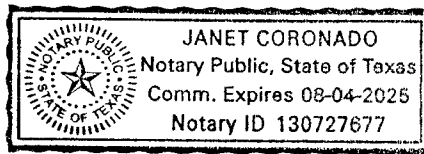
By: Mary Harrison

Printed: Mary Harrison

Its: Agent

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF Harris §



BEFORE ME, the undersigned notary public, on this 31st day of August, 2021 personally appeared Mary Harrison, Agent of LEAD Association Management, Inc., Managing Agent for Bonterra at Woodforest Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

Janet Coronado
Notary Public in and for the State of Texas

RECORDING DATA FOR THE DECLARATION

Document	Montgomery County Clerk's File No.
Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Bonterra at Woodforest	2016107123
First Amendment to the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Bonterra at Woodforest	2017077026
Second Amendment to the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Bonterra at Woodforest	2019012126
Amended and Restated Initial Use Restriction Designation Bonterra at Woodforest Section 1	2014066532
Initial Use Restriction Designation and Annexation of Property Bonterra at Woodforest Section 2	2015034581
Initial Use Restriction Designation and Annexation of Property Bonterra at Woodforest Section 3	2016067230
First Amended and Restated Initial Use Restriction Designation and Annexation of Property Bonterra at Woodforest Section 4	2018075860
First Amended and Restated Initial Use Restriction Designation and Annexation of Property Bonterra at Woodforest Section 5	2018074935
Second Amended and Restated Initial Use Restriction Designation and Annexation of Property Bonterra at Woodforest Section 6	2019076464
Initial Use Restriction Designation and Annexation of Property Bonterra at Woodforest Section 7	2019027353
Initial Use Restriction Designation and Annexation of Property Bonterra at Woodforest Section 8	2019098160

Initial Use Restriction Designation and Annexation of Property Bonterra at Woodforest Section 9	2020047008
Initial Use Restriction Designation and Annexation of Property Bonterra at Woodforest Section 10	2020116147

E-FILED FOR RECORD

09/01/2021 08:48AM



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.

09/01/2021



County Clerk
Montgomery County, Texas