

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
AUDUBON MIXED-USE OWNERS ASSOCIATION, INC.**

The undersigned, being an officer of Audubon Mixed-Use Owners Association, Inc. (the "Association"), does hereby certify as follows:

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN THEIR ENTIRETIES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES OF AUDUBON MIXED-USE OWNERS ASSOCIATION, INC., INCLUDING BUT NOT LIMITED TO THOSE RECORDED UNDER DOCUMENT NOS. 2024095523 AND 2025012717 IN THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS.

1. The name of the subdivision: Audubon.
2. The name of the Association: Audubon Mixed-Use Owners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: Any portions of the Property described on Exhibit "A" to that certain Audubon Master Covenant [Commercial] recorded under Document No. 2020057605, Official Public Records of Montgomery County, as the same may be amended from time to time (the "Covenant") made subject to the Covenant by the Recordation of a Notice 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: Audubon Mixed-Use Owners Association, Inc., c/o Goodwin & Company, PO Box 203310, Austin, Texas 78720.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Goodwin & Company.  
Mailing Address: PO Box 203310, Austin, Texas 78720  
Telephone Number:: 855-289-6007  
Email Address: HAUDMmanager@goodwintx.com

7. Website to access the Association's dedicatory instruments: <https://habha.sites.townsq.io/>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Capital Fee Assessment - Amount equal to the greater of the following: (i)  
\$1,000.00 per acre within the Tract or  
Condominium Unit (rounded up to the nearest

whole acre contained within the Tract or  
Condominium Unit); or (\$ 5,000.00).

Transfer Fee - \$275.00

Resale Certificate Fee - \$375.00.

Resale Certificate Update Fee - \$75.00

Community Enhancement Fee – Amount equal to the Transfer Price multiplied  
by 0.5 percent (0.5%) (as such term is defined  
in the Covenant).

Rush Fees to expedite Resale Certificate delivery – Variable rate

Compliance Inspection Fee (optional) - \$150

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

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

*[SIGNATURE PAGE FOLLOWS]*

AUDUBON MIXED-USE OWNERS ASSOCIATION, INC.,  
a Texas nonprofit corporation

By: \_\_\_\_\_

Name: Samuel H. Yager, III

Title: President

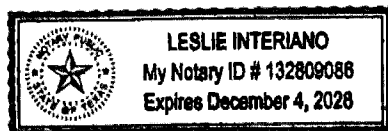
STATE OF TEXAS §

§

COUNTY OF HARRIS §

This instrument was acknowledged before me this 6 day of June, 2025, by Samuel H. Yager, III, President of Audubon Mixed-Use Owners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



\_\_\_\_\_  
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.  
WINSTEAD PC  
600 W. Fifth, Suite 900  
Austin, Texas 78701  
rburton@winstead.com

## ATTACHMENT 1

### RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Audubon Master Covenant [Commercial] recorded under Document No. 2020057605, Official Public Records of Montgomery County, Texas.
2. Audubon First Amendment to Master Covenant [Commercial] recorded under Document No. 2022141398, Official Public Records of Montgomery County, Texas.
3. Audubon Community Enhancement Covenant, recorded under Document No. 2020114352, Official Public Records of Montgomery County, Texas.
4. Audubon Development Tract Declaration [Commercial] [Multi-Family] [11.60 Acres Audubon Tract], recorded under Document No. 2022048036, Official Public Records of Montgomery County, Texas.
5. Audubon Notice of Applicability of Master Covenant [Commercial], Development Tract Declaration [Commercial] [Multi-Family], and Community Enhancement Covenant [Multi-Family Tract - 11.60 Acres], recorded under Document No. 2022048239, Official Public Records of Montgomery County, Texas
6. Audubon Notice of Applicability of Master Covenant [Commercial] [Woodforest Bank - 2.433 Acre Tract], recorded under Document No. 2022130716, Official Public Records of Montgomery County, Texas.
7. Audubon Notice of Applicability of Master Covenant [Commercial] [RPM Ventures - 12.926 Acre Tract], recorded under Document No. 2022130613, Official Public Records of Montgomery County, Texas.
8. Audubon Notice of Applicability of Master Covenant [Commercial], and Community Enhancement Covenant [7.889 Acre Tract], recorded under Document No. 2023020435, Official Public Records of Montgomery County, Texas.
9. Audubon Development Tract Declaration [Commercial] [7.889 Acre Tract] recorded under Document No. 2023020766, Official Public Records of Montgomery County, Texas.
10. Audubon Notice of Applicability of Master Covenant [Commercial], Development Tract Declaration [Commercial] [Multi-Family], and Community Enhancement Covenant [Multi-Family Tract - 12.25 Acres], recorded under Document No. 2023020767, Official Public Records of Montgomery County, Texas, as corrected by that certain Non-Material Correction Instrument, recorded under Document No. 2023020767, Official Public Records of Montgomery County, Texas.

## ATTACHMENT 1

AUDUBON MIXED-USE OWNERS ASSOCIATION, INC.  
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

11. Audubon Adoption of Capital Fee Assessment [Commercial], recorded under Document No. 2023083030, Official Public Records of Montgomery County, Texas.
12. Audubon Development Tract Declaration [Commercial] [Multi-Family Tract - 12.25 Acres], recorded under Document No. 2024097097, Official Public Records of Montgomery County, Texas.

ATTACHMENT 1

AUDUBON MIXED-USE OWNERS ASSOCIATION, INC.  
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

**E-FILED FOR RECORD**

**06/16/2025 11:37AM**



*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.

**06/16/2025**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas