



**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
TOMPKINS RESERVE COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

The undersigned, being the Managing Agent of Tompkins Reserve Community Association, Inc. ("Association"), a non-profit corporation 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 Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Tompkins Reserve.
2. Name of Property Owners' Association: The name of the Association is Tompkins Reserve Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Tompkins Reserve, Section One (1), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under File No. 20240191 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps and plats, if any.
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Declaration of Covenants, Conditions, and Restrictions for Tomkins Reserve.
 - b. Recording Information:
 - (1) Fort Bend County Clerk's File No. 2025020356.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Tompkins Reserve Community Association, Inc. c/o Goodwin & Company, PO Box 203310, Austin, Texas 78720.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Goodwin & Company. Address: PO Box 203310, Austin, Texas 78720. Phone No.: 855.289.6007. Email Address: info@goodwintx.com.

7. The Association's Dedicatory Instruments are Available to Members Online at: www.goodwintx.com.
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
Transfer Fee (Managing Agent)	\$ 340.00
Rush Fee	1 business day \$290.00; 3 business days \$190.00; 5 business days \$90.00
Capitalization Fee [Declaration Article XIV, Section D]	Each Grantee acquiring title to a Lot within the Property covenants and agrees to pay to the Association a Capitalization Fee, which Capitalization Fee is an amount equal to 100% of the then-current Annual Assessment rate. The Capitalization Fee for 2025 is \$800.00. The Capitalization Fee is payable to the Association on the date of the transfer of title to a Lot. Some exemptions apply. For future years, the Capitalization Fee must be verified with the Association.

Executed on this 17 day of July, 2025.

**TOMPKINS RESERVE COMMUNITY
ASSOCIATION, INC.**

By: Goodwin & Company, Managing Agent

By: Kaci Maglich

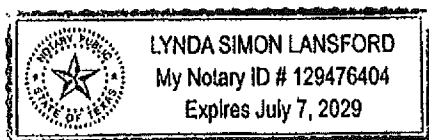
Printed: Kaci Maglich


Its: VP of Operations

*This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report all 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 Travis §

BEFORE ME, the undersigned notary public, on this 17 day of July, 2025,
personally appeared Kari Maglieri, as an authorized representative of
Goodwin & Company, Managing Agent of Tompkins Reserve 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.




Notary Public in and for the State of Texas