

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**WOODFOREST COMMERCIAL ASSOCIATION, INC.**

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THE STATE OF TEXAS                   §  
  §  
COUNTY OF MONTGOMERY           §

The undersigned, being the Managing Agent for Woodforest Commercial Association, Inc., a non-profit corporation ("**Association**") organized and existing under the laws of the State of Texas, submits the following information which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The real property under the jurisdiction of the Association is commonly referred to as Woodforest (Commercial Property).
2. Name of Association: The name of the Association is Woodforest Commercial Association, Inc.
3. Recording Data for the Subdivision:
  - a. Property described by metes and bounds on Exhibits A and B attached to the "First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Woodforest Commercial Property" recorded in the Official Public Records of Montgomery County, Texas under Clerk's File No. 2025057239 (which Exhibits A and B are incorporated in this Management Certificate by this reference).
  - b. (Declarant Tract) 0.023 acres of land described by metes and bounds on Exhibit A attached to the "Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property Declarant Tract" recorded in the Official Public Records of Montgomery County, Texas under Clerk's File No. 2014105249 (which Exhibit A is incorporated in this Management Certificate by this reference).
  - c. (Lasco Tract) 2.26 acres of land described by metes and bounds on Exhibit A attached to the "Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property Lasco Tract" recorded in the Official Public Records of Montgomery County, Texas under Clerk's File No. 2014124568 (which Exhibit A is incorporated in this Management Certificate by this reference).
  - d. (Lasco Tract) Property described by metes and bounds on Exhibits A and B attached to the "Supplemental Amendment to the Declaration

- of Covenants, Conditions and Restrictions for Woodforest Commercial Property Lasco Tract” recorded in the Official Public Records of Montgomery County, Texas under Clerk’s File No. 2020105647 (which Exhibits A and B are incorporated in this Management Certificate by this reference).
- e. (Methodist Church Tract) 12.76 acres of land described by metes and bounds on Exhibit A attached to the “Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property Methodist Church Tract” recorded in the Official Public Records of Montgomery County, Texas under Clerk’s File No. 2014125581 (which Exhibit A is incorporated in this Management Certificate by this reference).
  - f. (Flagship Ventures Tract) 1.81 acres of land described by metes and bounds on Exhibit A attached to the “Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property Flagship Ventures Tract” recorded in the Official Public Records of Montgomery County, Texas under Clerk’s File No. 2016008748 (which Exhibit A is incorporated in this Management Certificate by this reference).
  - g. (Aron Tract) 2.25 acres of land described by metes and bounds on Exhibit A attached to the “Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property Aron Tract” recorded in the Official Public Records of Montgomery County, Texas under Clerk’s File No. 2016103438 (which Exhibit A is incorporated in this Management Certificate by this reference).
  - h. (Bank Tract) Reserve “A” of Woodforest, Section Sixty-Two (62), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheet 4054 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
  - i. (Woodforest Healthcare Investments Tract) 7.94 acres of land described by metes and bounds on Exhibit A attached to the “Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property Woodforest Healthcare Investments Tract” recorded in the Official Public Records of Montgomery County, Texas under Clerk’s File No. 2019119133 (which Exhibit A is incorporated in this Management Certificate by this reference).
  - j. (Michael Scott Properties LLP Tract) 0.9960 acres of land described by metes and bounds on Exhibit A attached to the “Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property Michael Scott

Properties Tract” recorded in the Official Public Records of Montgomery County, Texas under Clerk’s File No. 2020129672 (which Exhibit A is incorporated in this Management Certificate by this reference).

- k. (Woodforest Golf Club Tract) 14.32 acres of land described by metes and bounds on Exhibit A attached to the “Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property Woodforest Golf Club Tract” recorded in the Official Public Records of Montgomery County, Texas under Clerk’s File No. 2021115053 (which Exhibit A is incorporated in this Management Certificate by this reference).
- l. (Car Wash Tract) 0.95 acres of land described by metes and bounds on Exhibit A attached to the “Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property Car Wash Tract” recorded in the Official Public Records of Montgomery County, Texas under Clerk’s File No. 2021119335 (which Exhibit A is incorporated in this Management Certificate by this reference).
- m. 0.995 acres of land described by metes and bounds on Exhibit A attached to the “Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property 0.995 Acre Tract” recorded in the Official Public Records of Montgomery County, Texas under Clerk’s File No. 2022014652 (which Exhibit A is incorporated in this Management Certificate by this reference).
- n. 13.0114 acres of land described by metes and bounds on Exhibit A attached to the “First Amended and Restated Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property 13.0114 Acre Tract” recorded in the Official Public Records of Montgomery County, Texas under Clerk’s File No. 2023003822 (which Exhibit A is incorporated in this Management Certificate by this reference).
- o. (SSA-Woodforest Tract) 1.2081 acres of land described by metes and bounds on Exhibit A attached to the “Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property SSA-Woodforest Tract” recorded in the Official Public Records of Montgomery County, Texas under Clerk’s File No. 2023026874 (which Exhibit A is incorporated in this Management Certificate by this reference).
- p. (Edison 55 Tract) 11.2067 acres of land described by metes and bounds on Exhibit A attached to the “Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property Edison 55 Tract” recorded in the Official Public Records of Montgomery County, Texas under Clerk’s

File No. 2023032781 (which Exhibit A is incorporated in this Management Certificate by this reference).

- q. (McDonald's Tract) Property described by metes and bounds on Exhibit A attached to the "Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property McDonald's Tract" recorded in the Official Public Records of Montgomery County, Texas under Clerk's File No. 2023114337 (which Exhibit A is incorporated in this Management Certificate by this reference).
- r. (MDDD Investments Tract) 4.84 acres of land described by metes and bounds on Exhibit A attached to the "Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property MDDD Investments Tract" recorded in the Official Public Records of Montgomery County, Texas under Clerk's File No. 2024119184 (which Exhibit A is incorporated in this Management Certificate by this reference).
- s. (WMOC Tract) 4.6584 acres of land described by metes and bounds on Exhibit A attached to the "Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property WMOC Tract" recorded in the Official Public Records of Montgomery County, Texas under Clerk's File No. 2024119712 (which Exhibit A is incorporated in this Management Certificate by this reference).
- t. (Pine Market Tract 1) 2.87 acres of land described by metes and bounds on Exhibit A attached to the "Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property Pine Market Tract 1" recorded in the Official Public Records of Montgomery County, Texas under Clerk's File No. 2018031870 (which Exhibit A is incorporated in this Management Certificate by this reference).
- u. (Pine Market PH 3 Tract) 7.3854 acres of land described by metes and bounds on Exhibit A attached to the "Second Amended and Restated Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property Pine Market PH3 Tract" recorded in the Official Public Records of Montgomery County, Texas under Clerk's File No. 2025041621 (which Exhibit A is incorporated in this Management Certificate by this reference).
- v. Reserve "A" in Block 1 of Pine Market at Woodforest, Section One (1), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheet 5983 of the Map

Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.

- w. Pine Market Place, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under File No. 2023010530 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
  - x. (Realty 1 Tract) 4.75 acres of land described by metes and bounds on Exhibit A attached to the "Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property Realty 1 Tract" recorded in the Official Public Records of Montgomery County, Texas under Clerk's File No. 2019109597 (which Exhibit A is incorporated in this Management Certificate by this reference).
  - y. (Realty 1 Phase 4 Tract) Property described by metes and bounds on Exhibit A attached to the "Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property Realty 1 Phase 4 Tract" recorded in the Official Public Records of Montgomery County, Texas under Clerk's File No. 2022095558 (which Exhibit A is incorporated in this Management Certificate by this reference).
  - z. (Realty 1 Phase 5 Tract) 2.349 acres of land described by metes and bounds on Exhibit A-2 attached to the "Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property Realty 1 Phase 5 Tract" recorded in the Official Public Records of Montgomery County, Texas under Clerk's File No. 2022148165 (which Exhibit A-2 is incorporated in this Management Certificate by this reference).
  - aa. (Realty 1 Phase 7 Tract) Property described by metes and bounds on Exhibits A-1 and A-2 attached to the "Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property Realty 1 Phase 7 Tract" recorded in the Official Public Records of Montgomery County, Texas under Clerk's File No. 2025055242 (which Exhibits A-1 and A-2 are incorporated in this Management Certificate by this reference).
4. Recording Data for the Declaration:\* Please see attached chart.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Woodforest Commercial Association, Inc. c/o Inframark, 2002 W. Grand Parkway N., Suite 100, Katy, Texas 77449.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Kelly Dixon,

Managing Agent. Address: 2002 W. Grand Parkway N., Suite 100, Katy, Texas 77449.  
Phone No.: 281.870.0585. Email Address: communitymanagement@inframark.com.

7. The Association's Dedicatory Instruments are Available to Members Online at:  
<https://home.inframark.com/?c=598>.
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 Fee	\$ 75.00
Transfer Fee	\$ 275.00
Refinance Fee	\$ 100.00
Rush Fee	1 day \$185.00; 3 days \$150.00; 5 days \$125.00
Capitalization Fee [Declaration Article V, Section 5.11]	<p>Capitalization Fees are payable to the Association on the date of the first transfer of title to a Tract or Condominium Unit.</p> <p><u>Tract:</u>  The Capitalization Fee charged upon the first transfer of title to a Tract (save and except a Condominium Tract) to the first Grantee (other than Declarant) will be an amount equal to 100% of the then-current General Assessment for such Tract.</p> <p><u>Condominium Unit:</u>  The Capitalization Fee charged upon the first transfer of title to a Condominium Unit to the first Grantee other than Declarant is an amount equal to the product of (i) 100% of the total General Assessment amount levied against all Condominium Units in the applicable Condominium Regime, and (ii) the transferring</p>

	<p>Condominium Unit Owner's undivided interest in the applicable Condominium Regime, per the Condominium Declaration.</p>
<p>Foundation Fee [Declaration Article V, Section 5.12]</p>	<p>Each Grantor agrees to pay to the Woodforest Owners Association, Inc. (WOA) a Foundation Fee. The Foundation Fee is due on the date of transfer of title of a Tract or Condominium Unit. Some exemptions apply. The Foundation Fee must be verified by the WOA.</p> <p><u>Tract:</u> The amount of the current Foundation Fee charged upon the transfer of title to each Tract is \$2,000 per acre comprising the Tract (to be rounded up to the nearest full acre).</p> <p><u>Condominium Unit:</u> The amount of the Foundation Fee charged upon the transfer of title to a Condominium Unit is an amount equal to the product of (i) the then-current Foundation Fee attributed to the applicable Condominium Tract, and (ii) the transferring Condominium Unit Owner's undivided interest in the applicable Condominium Regime, per the Condominium Declaration.</p>

\*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.

Executed on this 23 day of February, 2026.

**WOODFOREST COMMERCIAL  
ASSOCIATION, INC.**

By: Inframark, Managing Agent

Kelly Dixon  
Kelly Dixon, Managing Agent

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

BEFORE ME, the undersigned notary public, on this 23 day of Feb., 2026 personally appeared Kelly Dixon, Managing Agent for Inframark, Managing Agent for Woodforest Commercial Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

Hanna Marie Simpson  
Notary Public in and for the State of Texas



**RECORDING DATA FOR THE DECLARATION**

<b>Document</b>	<b>Montgomery County Clerk's File No.</b>
First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Woodforest Commercial Property	2025057239
Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property Declarant Tract	2014105249
Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property Lasco Tract	2014124568
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property Lasco Tract	2020105647
Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property Methodist Church Tract	2014125581
Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property Flagship Ventures Tract	2016008748
Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property Aron Tract	2016103438
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property Bank Tract	2019107035
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property Woodforest Healthcare Investments Tract	2019119133
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property Michael Scott Properties LLP Tract	2020129672

Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property Woodforest Golf Club Tract	2021115053
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property Car Wash Tract	2021119335
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property 0.995 Acre Tract	2022014652
First Amended and Restated Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property 13.0114 Acre Tract	2023003822
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property SSA-Woodforest Tract	2023026874
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property Edison 55 Tract	2023032781
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property McDonald's Tract	2023114337
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property MDDD Investments Tract	2024119184
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property WMOC Tract	2024119712
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property Pine Market Tract 1	2018031870

Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property Pine Market PH 3 Tract	2025041621
Woodforest Annexation Agreement for Pine Market Place - Reserve A	2023042970
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property Realty 1 Tract	2019109597
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property Realty 1 Phase 4 Tract	2022095558
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property Realty Phase 5 Tract	2022148165
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Woodforest Commercial Property Realty 1 Phase 7 Tract	2025055242

**E-FILED FOR RECORD**

02/23/2026 01:26PM



*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.

**02/23/2026**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas