

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
WOODSON'S RESERVE MASTER COMMUNITY, INC.

The undersigned, being an officer of Woodson's Reserve Master Community, Inc. and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS AMENDED AND RESTATED MANAGEMENT CERTIFICATE AMENDS AND RESTATES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF WOODSON'S RESERVE MASTER COMMUNITY, INC. RECORDED UNDER DOCUMENT NO. 2014102006, AND DOCUMENT NO. 2015088525, BOTH RECORDED IN THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS.

1. The name of the subdivision: Woodson's Reserve.
2. The name of the association: Woodson's Reserve Master Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property in Montgomery County, Texas, as described on Exhibit "A" to that certain Woodson's Reserve Master Covenant recorded under Document No. 2014101398, Official Public Records of Montgomery County, as the same may be amended from time to time (the "**Covenant**").
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 described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the association Woodson's Reserve Master Community, Inc., c/o Associa, 25227 Grogans Mill Road, Suite 255, The Woodlands, TX 77382
6. The name, mailing, telephone number, and email address of the person managing the association:

Name:	Lisa Tonnar
Mailing Address:	Associa, 25227 Grogans Mill Road, Suite 255, The Woodlands, TX 77382.
Telephone Number::	(281)367-8137
Email Address:	webmaster@pmghouston.com
7. Website to access the association's dedicatory instruments: www.townsq.io

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8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Working Capital Assessment: 50% of the current annual Regular Assessment
(as such term is defined in the Covenant)

Community Enhancement Fee: An amount equal to the Transfer Price
multiplied by one-fourth of twenty-five
percent (0.25%) (as such term is defined in the
Second Amended and Restated Community
Enhancement Covenant).

Resale Certificate Fee: \$340.00

Resale Certificate Update Fee: \$75.00

Legacy Account Closure Fee: \$220.00

Refinance Statement of Account: \$75.00

New Account Setup Fee: \$45.00

Expedite Fee for Resale Certificate prior to ten (10) business day delivery
obligation:

For one (1) day: \$175.00

For three (3) day: \$125.00

The association fees listed above 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.

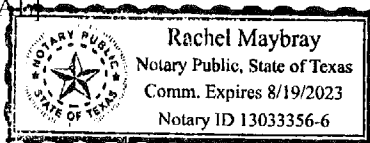
WOODSON'S RESERVE MASTER COMMUNITY, INC.,
a Texas non-profit corporation

By: *JF Jenkins*
Jimmie F. Jenkins, Vice President

STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me this 15 day of September, 2021 by
Jimmie F. Jenkins, Vice President, a Texas non-profit corporation, on behalf of said non-profit
corporation.

[SEAL]



R Maybray
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
rburton@winstead.com

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EXHIBIT "A"

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Woodson's Reserve - Master Covenant, recorded on October 17, 2014 as Document No. 2014101398, Official Public Records of Montgomery County, Texas.
2. Woodson's Reserve – Development Area Declaration [Residential], recorded on October 17, 2014 as Document No. 2014101551, Official Public Records of Montgomery County, Texas.
3. Woodson's Reserve - Notice of Applicability [Residential - Section 1], recorded on October 20, 2014 as Document No. 2014101793, Official Public Records of Montgomery County, Texas.
4. Woodson's Reserve – Adoption of Working Capital Assessment, recorded on October 20, 2014 as Document No. 2014101795, Official Public Records of Montgomery County, Texas.
5. Woodson's Reserve – Notice of Applicability [Residential][Section 2], recorded on December 22, 2014 as Document No. 2014123086, Official Public Records of Montgomery County, Texas.
6. Woodson's Reserve – Declarant Appointment of Designee to Act as Woodson's Reserve Reviewer, recorded on December 22, 2014 as Document No. 2014123087, Official Public Records of Montgomery County, Texas.
7. Woodson's Reserve – Notice of Applicability [Residential][Section 3 and 4], recorded on May 14, 2015 as Document No. 2015044543, Official Public Records of Montgomery County, Texas.
8. Woodson's Reserve - First Amendment to the Master Covenant, recorded on November 12, 2015 as Document No. 2015111150, Official Public Records of Montgomery County, Texas.
9. Woodson's Reserve – First Amendment to Development Area Declaration [Residential], recorded on November 12, 2015 as Document No. 2015111151, Official Public Records of Montgomery County, Texas.
10. Woodson's Reserve – Adoption of Working Capital Assessment [Residential], recorded on November 12, 2015 as Document No. 2015111152, Official Public Records of Montgomery County, Texas.

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11. Woodson's Reserve – Amended and Restated Community Manual, recorded on November 12, 2015 as Document No. 2015111153, Official Public Records of Montgomery County, Texas
- A. Woodson's Reserve – Second Amended and Restated Community Enhancement Covenant, recorded January 22, 2016 as Document No. 2016005705, Official Public Records of Montgomery County, Texas.
12. Notice of Applicability and Annexation [Section 6], recorded August 23, 2017 as Document No. 2017076575, Official Public Records of Montgomery County, Texas.
13. Notice of Applicability and Annexation [Section 7], recorded March 2, 2018 as Document No. 2018018667, Official Public Records of Montgomery County, Texas.
14. Woodson's Reserve – Modification Design Guidelines, recorded May 18, 2016 as Document No. 2016042507, Official Public Records of Montgomery County, Texas.
15. Notice of Applicability and Annexation [Section 11], recorded November 13, 2018 as Document No. 2018108912, Official Public Records of Montgomery County, Texas.
- A. First Supplement to Notice of Applicability and Annexation [Section 11], recorded January 14, 2019 as Document No. 2019003162, Official Public Records of Montgomery County, Texas.
- B. First Supplement to Notice of Applicability and Annexation [Section 7], recorded January 22, 2019 as Document No. 2019004735, Official Public Records of Montgomery County, Texas.
16. Notice of Applicability and Annexation [Section 9], recorded November 13, 2018 as Document No. 2018108913, Official Public Records of Montgomery County, Texas.
- A. First Supplement to Notice of Applicability and Annexation [Section 9], recorded January 18, 2019 as Document No. 2019004639, Official Public Records of Montgomery County, Texas.
17. Notice of Applicability of Master Covenant, Development Area Declaration [Residential], and Second Amended and Restated Community Enhancement

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Covenant [Section 12], recorded January 22, 2019 as Document No. 2019004736, Official Public Records of Montgomery County, Texas.

18. Notice of Applicability of Master Covenant, Development Area Declaration [Residential], and Second Amended and Restated Community Enhancement Covenant [Section 14], recorded May 31, 2019 as Document No. 2019046249, Official Public Records of Montgomery County, Texas.
19. Notice of Applicability of Master Covenant, Development Area Declaration [Residential], and Second Amended and Restated Community Enhancement Covenant [Section 5], recorded June 13, 2019 as Document No. 2019050846, Official Public Records of Montgomery County, Texas.
20. Notice of Applicability of Master Covenant, Development Area Declaration [Residential], and Second Amended and Restated Community Enhancement Covenant [Section 15], recorded June 13, 2019 as Document No. 2019050847, Official Public Records of Montgomery County, Texas.
21. Woodson's Reserve - Master Covenant [Commercial], recorded on July 19, 2019 as Document No. 2019063838, Official Public Records of Montgomery County, Texas.
22. Notice of Applicability of Master Covenant, Development Area Declaration [Residential], and Second Amended and Restated Community Enhancement Covenant [Section 13], recorded on July 26, 2019 as Document No. 2019066749, Official Public Records of Montgomery County, Texas.
23. Notice of Applicability of Master Covenant, Development Area Declaration [Residential], and Second Amended and Restated Community Enhancement Covenant [Section 16], recorded on July 26, 2019 as Document No. 2019066753, Official Public Records of Montgomery County, Texas.
24. Notice of Applicability of Master Covenant, Development Area Declaration [Residential], and Second Amended and Restated Community Enhancement Covenant [Section 17], recorded on July 26, 2019 as Document No. 2019066818, Official Public Records of Montgomery County, Texas.
25. Notice of Applicability [Church – 5.061 Acres], recorded on August 21, 2019 as Document No. 2019076418, Official Public Records of Montgomery County, Texas.

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26. Notice of Applicability [Church – 4.104 Acres], recorded on August 21, 2019 as Document No. 2019076423, Official Public Records of Montgomery County, Texas.
27. Notice of Applicability [Commercial] [Retail – 1.582], recorded on August 23, 2019 as Document No. 2019077708, Official Public Records of Montgomery County, Texas.
28. Notice of Applicability [Commercial] [Retail – 10.927], recorded on September 6, 2019 as Document No. 2019082856, Official Public Records of Montgomery County, Texas.
29. Woodson's Reserve – First Amendment to Modification Design Guidelines, recorded October 23, 2019 as Document No. 2019099036, Official Public Records of Montgomery County, Texas.
30. Design Code for Woodson's Reserve [Commercial], recorded on November 18, 2019 as Document No. 2019107226, Official Public Records of Montgomery County, Texas.
31. Notice of Applicability of Master Covenant, Development Area Declaration [Residential], and Second Amended and Restated Community Enhancement Covenant [Section 19], recorded on February 18, 2020 as Document No. 2020015164, Official Public Records of Montgomery County, Texas.
32. Woodson's Reserve – Second Amendment to Modification Design Guidelines, recorded April 23, 2020 as Document No. 2020038747, Official Public Records of Montgomery County, Texas.
33. First Supplement to Notice of Applicability and Annexation [Section 6], recorded July 13, 2020 as Document No. 2020071562, Official Public Records of Montgomery County, Texas.
34. Woodson's Reserve – Second Amendment to Development Area Declaration [Residential], recorded on July 13, 2020 as Document No. 2020071563, Official Public Records of Montgomery County, Texas.
35. First Supplement to Notice of Applicability and Annexation [Section 16], recorded on July 13, 2020 as Document No. 2020071564, Official Public Records of Montgomery County, Texas.

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36. Woodson's Reserve – Third Amendment to Modification Design Guidelines, recorded November 30, 2020 as Document No. 2020138213, Official Public Records of Montgomery County, Texas.
37. Woodson's Reserve – Fourth Amendment to Modification Design Guidelines, recorded June 14, 2021 as Document No. 2021081109, Official Public Records of Montgomery County, Texas.
38. Woodson's Reserve – Fifth Amendment to Modification Design Guidelines, recorded August 2, 2021 as Document No. 2021105957, Official Public Records of Montgomery County, Texas.

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E-FILED FOR RECORD

09/16/2021 12:16PM



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.

09/16/2021



County Clerk
Montgomery County, Texas