

**MANAGEMENT CERTIFICATE
OF
THE RESERVE AT MALLARD LAKES RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of The Reserve at Mallard Lakes Residential Community, Inc., a Texas nonprofit corporation (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: The Reserve at Mallard Lakes.
2. The name of the Association: The Reserve at Mallard Lakes Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Orange County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for The Reserve at Mallard Lakes, recorded under Document No. 534602 in the Official Public Records of Orange County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: The Reserve at Mallard Lakes Residential Community, Inc., c/o Inframark Management Services, 2002 West Grand Parkway North, Suite 100, Katy, Texas 77449.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: The Reserve at Mallard Lakes Residential Community, Inc.
Mailing Address: 2002 West Grand Parkway North, Suite 100,
Katy, Texas 77449
Attn: Myla Moon
Telephone Number: 713-205-1892
Email Address: myla.moon@inframark.com

7. Website to access the Association's dedicatory instruments:
www.inframarkims.com
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Working Capital Assessment - \$400.00

Transfer Fee - \$275.00

Resale Certificate Fee - \$375.00

Updated Resale Cert Fee - \$75.00

Rush Fee: \$185.00 for 1 day rush
 \$150.00 for 3 day rush
 \$125.00 for 5 day rush

Refinance Fee - \$100.00

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

[SIGNATURE PAGE FOLLOWS]

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

**THE RESERVE AT MALLARD LAKES RESIDENTIAL
COMMUNITY, INC.,**
a Texas nonprofit corporation

By: Amanda England
Name: Amanda England
Title: Director of Community Management

STATE OF TEXAS

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COUNTY OF Harris

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This instrument was acknowledged before me on the 18 day of July, 2024, by Amanda England the Managing Agent of The Reserve at Mallard Lakes Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)

Sharon Ann Griffith

Notary Public Signature



AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for The Reserve at Mallard Lakes, recorded under Document No. 534602 in the Official Public Records of Orange County, Texas, as the same may be amended from time to time.
2. The Reserve at Mallard Lakes Community Manual, recorded under Document No. 534603 in the Official Public Records of Orange County, Texas, as the same may be amended and supplemented from time to time.
3. The Reserve at Mallard Lakes Adoption of Working Capital Assessment, recorded under Document No. 537744 in the Official Public Records of Orange County, Texas.

④ FBT RT:
Ben Aiken
1200 W. 5th St, Ste 900
Austin, TX 78701
17.00 + 20.00

FILED FOR RECORD
ORANGE COUNTY CLERK

2024 AUG 14 AM 11:34

BRANDY ROBERTSON

Brandy Robertson

STATE OF TEXAS

COUNTY OF ORANGE

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Real Property of Orange County, Texas on **08/14/2024**.



Brandy Robertson

COUNTY CLERK, Orange County, Texas

ATTACHMENT 1

THE RESERVE AT MALLARD LAKES RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE