

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
FRIENDSWOOD TRAILS RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer or managing agent of Friendswood Trails Residential Community, Inc. (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS CERTIFICATE AMENDS AND RESTATES ALL PREVIOUSLY RECORDED CERTAIN MANAGEMENT CERTIFICATES OF FRIENDSWOOD TRAILS RESIDENTIAL COMMUNITY, INC., INCLUDING BUT NOT LIMITED TO THOSE RECORDED UNDER DOCUMENT NOS. 2020001046, OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS.

1. The name of the subdivision: Friendswood Trails.
2. The name of the Association: Friendswood Trails Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All of that certain real property in Galveston County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Friendswood Trails, recorded under Document No. 2020000919 in the Official Public Records of Galveston County, Texas, as amended (the "**Declaration**").
4. The recording data for the Declaration with any amendments and/or supplements thereto: See Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Friendswood Trails Residential Community, Inc., c/o Inframark, Attn: Amanda England, 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:	Inframark
Attn.:	Amanda England
Mailing Address:	2002 W. Grand Pkwy. North, #100, Katy, TX 77449
Telephone Number:	346-305-8699
Email Address:	Amanda.England@inframark.com
7. Website to access the Association's dedicatory instruments: <https://www.inframark.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 = amount of Regular Assessments for the year in which the Lot is conveyed

Transfer Fee – Builder to Resident - \$225.00

Transfer Fee – Resident to Resident - \$275.00

Builder Certificate Fee - \$250.00

Resale Certificate Fee - \$375.00

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.

**FRIENDSWOOD TRAILS RESIDENTIAL
COMMUNITY, INC.,** a Texas nonprofit corporation

By: 

Name: Daniel Rose

Title: HOA President

STATE OF TEXAS §

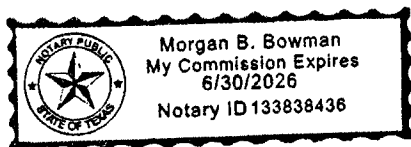
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COUNTY OF FORT BEND §

This instrument was acknowledged before me this 11th day of DECEMBER, 2024 by Daniel Rose, HOA President of Friendswood Trails Residential Community, 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. 5TH STREET, SUITE 900
AUSTIN, TEXAS 78701
RBURTON@WINSTEAD.COM

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Friendswood Trails, recorded under Document No. 2020000919, Official Public Records of Galveston County, Texas.
 - (a) First Amendment to Declaration of Covenants, Conditions and Restrictions for Friendswood Trails, recorded under Document No. 2020011539, Official Public Records of Galveston County, Texas
2. Friendswood Trails Community Manual, recorded under Document No. 2020001044, Official Public Records of Galveston County, Texas.
3. Adoption of Working Capital Assessment for Friendswood Trails, recorded under Document No. 2020001045, Official Public Records of Galveston County, Texas.
4. Deed Without Warranty [Reserves, Tracts 1-8], recorded under Document No. 2024005524 Official Public Records of Galveston County, Texas.

EXHIBIT "A"

FRIENDSWOOD TRAILS
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

FILED AND RECORDED

Instrument Number: 2024056355

Recording Fee: 37.00

Number Of Pages: 5

Filing and Recording Date: 12/13/2024 1:02PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink, reading "Dwight D. Sullivan". The signature is fluid and cursive, with a horizontal line drawn underneath it.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*