

SEVENTH AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
MILL CREEK RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Mill Creek Residential Community, Inc. and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain Sixth Amended and Restated Management Certificate of Mill Creek Residential Community, Inc., recorded as Document No. 2024015631, in the Official Public Records of Montgomery County, Texas.

1. The name of the subdivision: Mill Creek.
2. The name of the association: Mill Creek Residential 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 Mill Creek Master Covenant [Residential], recorded under Document No. 2020009780, Official Public Records of Montgomery County, Texas, as 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 particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the association Mill Creek Residential Community, Inc., c/o Inframark, 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
Mailing Address:	2002 West Grand Parkway North, Suite 100 Katy, Texas 77449 Attn: Sarah Hudson
Telephone Number:	281-870-0585
Email Address:	CustomerCare@inframark.com
7. Website to access the association's dedicatory instruments:  
[www.millcreekra.com](http://www.millcreekra.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 - \$500.00.

Community Enhancement Fee – 0.25% of the Transfer Price (as defined in the Community Enhancement Covenant, recorded in the Official Public Records of Montgomery County, Texas).

Transfer Fee - \$275.00.

Resale Certificate Fee - \$375.00.

Updated Resale Certificate Fee - \$75.00.

Rush Fee - \$185.00 for a 1-day rush.  
\$150.00 for a 3-day rush.  
\$125.00 for a 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.

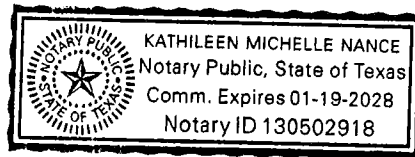
MILL CREEK RESIDENTIAL COMMUNITY, INC., a  
Texas non-profit corporation

By: N. Ellis  
Printed Name: Nancy Ellis  
Title: HOA Manager – Houston North

STATE OF TEXAS           §  
  §  
COUNTY OF Montgomery §

This instrument was acknowledged before me this 17<sup>th</sup> day of July, 2024 by  
Nancy Ellis, as HOA Manager – Houston North – of Mill Creek Residential Community, Inc., a Texas  
non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



[Signature]  
Notary Public Signature

AFTER RECORDING RETURN TO:  
Robert D. Burton, Esq.  
WINSTEAD PC  
600 W 5<sup>th</sup> Street, Suite 900  
Austin, Texas 78701  
rburton@winstead.com

MILL CREEK RESIDENTIAL COMMUNITY, INC.  
SEVENTH AMENDED AND RESTATED MANAGEMENT CERTIFICATE

**EXHIBIT "A"**

**RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS**

1. Mill Creek Master Covenant [Residential], recorded as Document No. 2020009780, Official Public Records of Montgomery County, Texas.
2. Mill Creek Development Area Declaration [Residential], recorded as Document No. 2020010096, Official Public Records of Montgomery County, Texas.
3. Mill Creek Notice of Applicability [Residential][Section 1], recorded as Document No. 2020010805, Official Public Records of Montgomery County, Texas.
4. Mill Creek Community Manual, recorded as Document No. 2020010806, Official Public Records of Montgomery County, Texas.
5. Mill Creek Design Guidelines [Residential], recorded as Document No. 2020073868, Official Public Records of Montgomery County, Texas.
6. Mill Creek First Amendment to Development Area Declaration [Residential], recorded as Document No. 2021003132, Official Public Records of Montgomery County, Texas.
7. Mill Creek Amended and Restated Adoption of Working Capital Assessment, recorded as Document No. 2021045101, Official Public Records of Montgomery County, Texas.
8. Mill Creek Community Enhancement Covenant [Residential], recorded as Document No. 2021056645, Official Public Records of Montgomery County, Texas.
9. Mill Creek Notice of Applicability of Community Enhancement Covenant [Residential][Section 1] recorded as Document No. 2021057035, Official Public Records of Montgomery County, Texas.
10. Mill Creek First Amendment to Master Covenant [Residential], recorded as Document No. 2021105875, Official Public Records of Montgomery County, Texas.
11. Mill Creek Notice of Addition of Land [Residential][Adding a 92.22 Acre Tract], recorded as Document No. 2021105876, Official Public Records of Montgomery County, Texas.
12. First Supplement to Mill Creek Community Manual, recorded as Document No. 2021141431, Official Public Records of Montgomery County, Texas.
13. Mill Creek Notice of Applicability [Section 3] recorded as Document No. 2021132667, Official Public Records of Montgomery County, Texas.
14. Mill Creek Notice of Applicability [Section 2] recorded as Document No. 2022028977, Official Public Records of Montgomery County, Texas.
15. Mill Creek Notice of Applicability [Sections 4 & 5] recorded as Document No. 2022066268, Official Public Records of Montgomery County, Texas.

16. Mill Creek Residential Community, Inc. – Common Area Events – Photo Policy, recorded as Document No. 2023017845, Official Public Records of Montgomery County, Texas.
17. Mill Creek Residential Community, Inc. – Social Media Policy, recorded as Document No. 2023017851, Official Public Records of Montgomery County, Texas.
18. Mill Creek Second Amendment to Development Area Declaration [Residential], recorded as Document No. 2023026580, Official Public Records of Montgomery County, Texas.
19. Mill Creek Second Supplement to Community Manual, recorded as Document No. 2023116958, Official Public Records of Montgomery County, Texas.
20. Mill Creek Notice of Applicability [Residential] [Section 6A] recorded as Document No. 2024015512, Official Public Records of Montgomery County, Texas.
21. Mill Creek Supplemental Residential Design Guidelines [Section 4, 6A, 6B, 6C, and 7], recorded as Document No. 2024027964, Official Public Records of Montgomery County, Texas.
22. Mill Creek Notice of Applicability [Residential] [Section 6B] recorded as Document No. 2024062814, Official Public Records of Montgomery County, Texas.
23. Mill Creek Notice of Applicability [Residential] [Section 6C] recorded as Document No. 2024069341, Official Public Records of Montgomery County, Texas.

**E-FILED FOR RECORD**

07/17/2024 01:48PM



*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.

**07/17/2024**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas