

**SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
MIDTOWN RESERVE HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an officer of Midtown Reserve Homeowners Association, 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 Amended and Restated Management Certificate of Midtown Reserve Homeowners Association, Inc. recorded as Document No. 2024-1528317, in the Official Public Records of Brazos County, Texas.

1. The name of the subdivision: Midtown Reserve.
2. The name of the Association: Midtown Reserve Homeowners Association, Inc.,  
a Texas nonprofit corporation.

The recording data for the subdivision: Described in the Plats recorded in Volume 15518, Page 139 (Phase 100); Volume 15612, Page 31 (Phase 102); Volume 15895, Page 98 (Phase 200); Volume 15905, Page 174 (Phase 103); Volume 16137, Page 4 and Amending Plat 17443, Page 253 (Phase 201); Volume 16137, Page 29 (Phase 104); Volume 16507, Page 277 and Amending Plat in Volume 17508, Page 183 (Phase 105); Volume 17906, Page 123 and Replat Volume 19243, Page 165; (Phase 106); Volume 18505, Page 285 (Phase 107); Volume 18843, Page 37 (Phases 109 & 112); Volume 18918, Page 229 (Phase 115), Volume 19164, Page 180 (Phase 111); and Volume 19243, Page 171 (Phase 110), all in the Official Public Records of Brazos County, Texas.

3. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.

1. The name and mailing address of the Association: Midtown Reserve Homeowners Association, Inc.; Attention: Aggieland Houses Property Management Services, 4121 SH-6, Suite 210, College Station, Texas 77845.

4. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Midtown Reserve Homeowners Association, Inc.,
Attn.:	Aggieland Houses Property Management Services c/o HOA Division
Mailing Address:	4121 SH-6, Suite 210, College Station, Texas 77845
Telephone Number:	979-314-4234
Email Address:	<a href="mailto:midtownhoa@aggielandhouses.com">midtownhoa@aggielandhouses.com</a>

5. Website to access the Association's dedicatory instruments:  
<http://aggielandhouses.com/midtownreservehoa/>

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

Transfer Fee - \$35.00

Resale Certificate Fee - \$150.00

Resale Certificate Update Fee - \$75.00

Rush Fee - \$50.00

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.

MIDTOWN RESERVE HOMEOWNERS ASSOCIATION,  
INC., a Texas nonprofit corporation

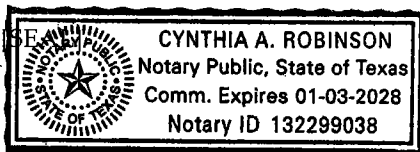
By: [Signature]  
Name: James Marr  
Title: President

STATE OF TEXAS

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§  
§

COUNTY OF Brazos

This instrument was acknowledged before me on the 26<sup>th</sup> day of September, 2024,  
by James Marr the President of Midtown Reserve Homeowners  
Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.



[Signature]  
Notary Public Signature

AFTER RECORDING RETURN TO:

Frank O. Carroll, Esq.  
Winstead PC  
600 W. 5<sup>th</sup> Street, Suite 900  
Austin, Texas 78701  
[focarroll@winstead.com](mailto:focarroll@winstead.com)

ATTACHMENT 1

1. Midtown Reserve, Second Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 2023-1515538, in the Official Public Records of Brazos County, Texas.
2. Midtown Reserve Community Manual, recorded as Document No. 2023-1515549, in the Official Public Records of Brazos County, Texas.
3. Notice of Addition of Land to Midtown Reserve, recorded as Document No. 2021-1451161, in the Official Public Records of Brazos County, Texas.
4. Midtown Reserve, Amended and Restated Design Guidelines [Residential], recorded as Document No. 2023-1515554, in the Official Public Records of Brazos County, Texas.
5. Midtown Reserve, Development Area Declaration [Residential], recorded as Document No. 2023-1515550, in the Official Public Records of Brazos County, Texas.
6. Midtown Reserve, First Amendment to Development Area Declaration, recorded as Document No. 2023-1516649, in the Official Public Records of Brazos County, Texas.
7. Midtown Reserve, Notice of Applicability [Residential], recorded as Document No. 2023-1515551, in the Official Public Records of Brazos County, Texas.
8. Midtown Reserve First Supplement to Community Manual [Amended and Restated Policies Adopted Pursuant to the 2023 Legislative Session], recorded as Document No. 2024-1533763, in the Official Public Records of Brazos County, Texas.
9. Midtown Reserve Second Supplement to Community Manual [First Amendment to Amended and Restated Fine & Enforcement Policy], recorded as Document No. 2024-1534213, in the Official Public Records of Brazos County, Texas.
10. Midtown Reserve, Development Area Declaration [Townhome], recorded as Document No. 2024-1529706, in the Official Public Records of Brazos County, Texas.

**Brazos County  
Karen McQueen  
County Clerk**

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**Instrument Number:** 1541178

Volume : 19485

ERecordings - Real Property

Recorded On: October 18, 2024 10:59 AM

Number of Pages: 5

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**" Examined and Charged as Follows: "**

Total Recording: \$41.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

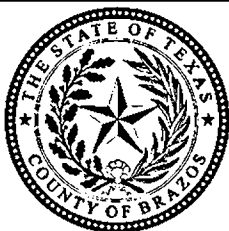
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 1541178  
Receipt Number: 20241018000049  
Recorded Date/Time: October 18, 2024 10:59 AM  
User: Victoria L  
Station: Victoria Limon

**Record and Return To:**

Simplifile  
5072 NORTH 300 WEST  
  
PROVO UT 84604



STATE OF TEXAS  
COUNTY OF BRAZOS

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

Karen McQueen  
County Clerk  
Brazos County, TX