

**MANAGEMENT CERTIFICATE
OF
MAPLE WOODS COMMUNITY ASSOCIATION, INC.**

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

1. The name of the subdivision: Maple Woods.
2. The name of the Association: Maple Woods Community Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Waller County, Texas, as more particularly described in Exhibit A to that certain Declaration of Covenants, Conditions and Restrictions for Maple Woods recorded under Document No. 2509985, Official Public Records of Waller 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: Maple Woods Community Association, Inc., c/o Goodwin & Company, 28420 Hardy Toll Road, Suite 210, Spring, Texas 77373.
6. The name, mailing address, telephone number, email address of the person managing the Association:

Name: Maple Woods Community Association, Inc., c/o Goodwin & Company

Mailing Address: 11950 Jollyville Road, Austin Texas 78759

Attn: Jennifer Powers

Telephone Number: (214) 445-2756

Email Address: jennifer.powers@goodwintx.com

7. Website to access the Association's dedicatory instruments: <https://hmapw.previews.townsq.io/0>
8. Amount and description of fees related to property transfer in the subdivision:

Working Capital Assessment – \$600.00

Transfer Fee - \$375.00

Resale Certificate Fee - \$340.00

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

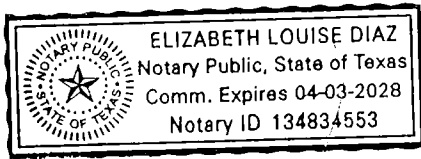
EXECUTED to be effective on the date this instrument is Recorded.

MAPLE WOODS COMMUNITY ASSOCIATION, INC.,
a Texas non-profit corporation

By: Seth Page
Name: Seth Page
Title: Vice President

THE STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on 13 day of August, 2025, by Seth Page, the Vice President of Maple Woods Community Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Mark D. Grobmyer, Esq.
Winstead, PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: mgrobmyer@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Maple Woods, recorded under Document No. 2509985, Official Public Records of Waller County, Texas.
2. First Amendment to Declaration of Covenants, Conditions and Restrictions for Maple Woods, recorded under Document No. 2511037, Official Public Records of Waller County, Texas.
3. Maple Woods Community Manual, recorded under Document No. 2510035, Official Public Records of Waller County, Texas.
4. Maple Woods Adoption of Working Capital Assessment recorded under Document No. 2510034, Official Public Records of Waller County, Texas.
5. Maple Woods Design Guidelines recorded under Document No. 2510033, Official Public Records of Waller County, Texas.
6. Maple Woods Notice of Plat Recordation [Section One] recorded under Document No. 2511069, Official Public Records of Waller County, Texas.

FILED AND RECORDED

Instrument Number: 2511084

Filing and Recording Date: 09/05/2025 08:48:07 AM Pages: 4 Recording Fee: \$23.00

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 Waller County,



Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

simplifile, Deputy

Returned To:
WINSTEAD PC - AUSTIN
401 CONGRESS AVENUE, SUITE 210
AUSTIN, TX 78701