

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
PERSIMMON MASTER RESIDENTIAL COMMUNITY, INC.**

**THIS CERTIFICATE AMENDS, RESTATES AND REPLACES ITS ENTIRETY ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR PERSIMMON MASTER RESIDENTIAL COMMUNITY, INC., INCLUDING BUT NOT LIMITED TO THAT CERTAIN MANAGEMENT CERTIFICATE OF PERSIMMON MASTER RESIDENTIAL COMMUNITY, INC., RECORDED AS DOCUMENT NO. 25011544, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND AS DOCUMENT NO. 2025035058, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.**

The undersigned, being an officer of Persimmon Master Residential Community, Inc. (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: Persimmon.
2. The name of the Association: Persimmon Master Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Hays and Travis Counties, Texas, made subject to that certain Persimmon Master Covenant [Residential], recorded as Document No. 25009413 in the Official Public Records of Hays County, Texas and Document No. 2025029294 in the Official Public Records of Travis County, Texas, as may be amended from time to time (the “Covenant”), pursuant to the filing of one or more Notices of Applicability in the Official Public Records of Hays and Travis Counties, Texas.
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 Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Persimmon Master Residential Community, Inc., c/o Goodwin & Company, 11149 Research Blvd., Suite 100, Austin, Texas 78759.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Goodwin & Company
Attn:	Matt Gibson
Mailing Address:	11149 Research Blvd., Suite 100, Austin, Texas 78759
Telephone Number:	512-554-7989
Email Address:	matt.gibson@goodwintx.com.

7. Website to access the Association’s dedicatory instruments: [www.goodwintx.com](http://www.goodwintx.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 - \$350.00.

Transfer Fee - \$275.00.

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.

PERSIMMON MASTER  
RESIDENTIAL COMMUNITY, INC.,  
a Texas nonprofit corporation

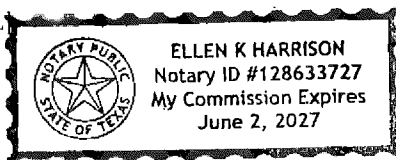
By:

  
Steve Walkup, President

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on \_\_\_\_ day of OCTOBER, 2025, by Steve Walkup, the President of Persimmon Master 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.  
Mark D. Grobmyer, Esq.  
WINSTEAD PC  
600 W. 5th Street, Suite 900  
Austin, Texas 78701  
[rburton@winstead.com](mailto:rburton@winstead.com)  
[mgrobmyer@winstead.com](mailto:mgrobmyer@winstead.com)

AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
PERSIMMON MASTER RESIDENTIAL COMMUNITY, INC.

## ATTACHMENT 1

### RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Persimmon Master Covenant, recorded under Document No. 25009413, Official Public Records of Hays County, Texas, and under Document No. 2025029294, Official Public Records of Travis County, Texas, as same may be amended from time to time.
2. Persimmon Development Area Declaration [Residential], recorded under Document No. 25009508, Official Public Records of Hays County, Texas, and under Document No. 2025029566, in the Official Public Records of Travis County, Texas, as may be amended from time to time.
3. Persimmon Community Enhancement Covenant [Residential], recorded under Document No. 25009538, Official Public Records of Hays County, Texas, and under Document No. 2025029703, in the Official Public Records of Travis County, Texas, as may be amended from time to time.
4. Persimmon Community Manual, recorded under Document No. 25009567, Official Public Records of Hays County, Texas, and under Document No. 2025029811, Official Public Records of Travis County, Texas.
  - a. Persimmon First Supplement to Community Manual, recorded under Document No. 25039810, Official Public Records of Hays County, Texas, and under Document No. 2025120050, in the Official Public Records of Travis County, Texas.
5. Persimmon Adoption of Working Capital Assessment, recorded under Document No. 25011476, Official Public Records of Hays County, Texas, and under Document No. 2025034913, Official Public Records of Travis County, Texas.
6. Persimmon Builder Design Guidelines, recorded under Document No. 25009593, Official Public Records of Hays County, Texas, and under Document No. 2025029886, in the Official Public Records of Travis County, Texas.
  - a. Persimmon First Amendment to Builder Design Guidelines, recorded under Document No. 25026995, Official Public Records of Hays County, Texas, and under Document No. 2025081380, in the Official Public Records of Travis County, Texas.
7. Persimmon Master Residential Community, Inc. Declarant Removal and Appointment of Director, recorded under Document No. 25009594, Official Public Records of Hays County, Texas, and under Document No. 2025029880, in the Official Public Records of Travis County, Texas.
8. Persimmon Notice of Declarant Designation of Persimmon Reviewer, recorded under Document No. 25011523, Official Public Records of Hays County, Texas, and under Document No. 2025034908, in the Official Public Records of Travis County, Texas.
9. Persimmon Notice of Applicability [Residential] (Phase 1, Section 1), recorded under Document No. 25031309, Official Public Records of Hays County, Texas, and under Document No. 2025094079, in the Official Public Records of Travis County, Texas.

AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
PERSIMMON MASTER RESIDENTIAL COMMUNITY, INC.

**THE STATE OF TEXAS  
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of Hays County, Texas.

25040049 CERTIFICATE  
10/30/2025 08:05:30 AM Total Fees: \$37.00

Elaine H. Cárdenas, MBA, PhD, County Clerk  
Hays County, Texas

