

FOURTH AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
GRAND WEST RESIDENTIAL COMMUNITY, INC.

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

THIS MANAGEMENT CERTIFICATE AMENDS AND RESTATES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES OF GRAND WEST RESIDENTIAL COMMUNITY, INC., INCLUDING BUT NOT LIMITED TO THOSE RECORDED UNDER DOCUMENT NOS. RP-2023-123446, RP-2023-421504, RP-2024-27037 AND RP-2024-166352, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS.

1. The name of the subdivision: Grand West.
2. The name of the Association: Grand West Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Harris County, Texas, made subject to that certain Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grand West, recorded as Document No. RP-2023-242523 in the Official Public Records of Harris 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: Grand West Residential Community, Inc., a Texas nonprofit corporation, 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:	Grand West Residential Community, Inc., a Texas nonprofit corporation, c/o Inframark
Attn:	Amanda England
Mailing Address:	2002 West Grand Pkwy. North, Ste. 100, Katy, TX 77449
Telephone Number:	346-305-8699
Email Address:	Amanda.England@inframark.com
7. Website to access the Association's dedicatory instruments:
www.inframarkkims.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 annual 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

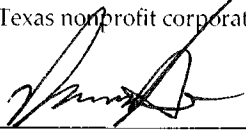
Resale Certificate Fee – \$375.00

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.

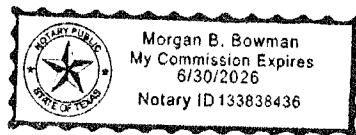
**GRAND WEST RESIDENTIAL COMMUNITY,
INC.,** a Texas nonprofit corporation

By: 
Name: Daniel Rose
Title: President

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 11th day of DECEMBER, 2024, by Daniel Rose, President of Grand West 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
Email: rburton@winstead.com

RP-2024-464754

ATTACHMENT 1

1. Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grand West, recorded under Document No. RP-2023-242523, Official Public Records of Harris County, Texas, as same may be amended or supplemented from time to time.
2. Grand West Notice of Addition of Land [27.9149 Acres], recorded under Document No. RP-2023-337798, Official Public Records of Harris County, Texas.
3. Grand West Community Manual, recorded under Document No. RP-2023-67286, Official Public Records of Harris County, Texas, as same may be amended or supplemented from time to time.
 - a. Grand West First Supplement to Community Manual, recorded under Document No. RP-2023-379432, Official Public Records of Harris County, Texas.
4. Grand West Adoption of Working Capital Assessment, recorded under Document No. RP-2023-67284, Official Public Records of Harris County, Texas.
5. Grand West Residential Community, Inc. Declarant Removal and Appointment of Directors and Officers, recorded under Document No. RP-2024-45048, Official Public Records of Harris County, Texas.
6. Grand West Residential Community, Inc. Declarant Removal and Appointment of Directors and Officers, recorded under Document No. RP-2024-27080, Official Public Records of Harris County, Texas.
7. Grand West Notice of Withdrawal of Land [Sec 2], recorded under Document No. RP-2024-117160, Official Public Records of Harris County, Texas.

ATTACHMENT 1
FOURTH AMENDED AND RESTATED MANAGEMENT CERTIFICATE
GRAND WEST

4877-4513-5869v.2 52919-434 11/25/2024

RP-2024-464754

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Pages 5
12/13/2024 02:29 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$37.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2024-464754