



**AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
FULSHEAR LAKES MIXED-USE OWNERS ASSOCIATION, INC.**

The undersigned, being an officer of Fulshear Lakes Mixed-Use Owners 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 THEIR ENTIRETIES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES OF FULSHEAR LAKES MIXED-USE OWNERS ASSOCIATION, INC., INCLUDING BUT NOT LIMITED TO THOSE RECORDED UNDER DOCUMENT NOS. 2024095684 AND 2025035883 IN THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

1. The name of the subdivision: Fulshear Lakes.
2. The name of the Association: Fulshear Lakes Mixed-Use Owners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: Any portions of the Property described on Exhibit "A" to that certain Fulshear Lakes Master Covenant [Commercial] recorded as Document No. 2020023280 in the Official Public Records of Fort Bend County, Texas, as amended (the "Covenant") made subject to the Covenant by the Recordation of a Notice of Applicability.
4. The recording data for the Covenant and any amendments 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.
1. The name and mailing address of the Association: Fulshear Lakes Mixed-Use Owners Association, Inc., c/o Goodwin & Company, PO Box 203310, Austin, Texas 78720.
5. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Goodwin & Company  
Mailing Address: PO Box 203310, Austin, Texas 78720  
Telephone Number:: 855-289-6007  
Email Address: HFULMmanager@goodwintx.com

2. Website to access the Association's dedicatory instruments: <https://hfulm.sites.townsq.io/> or [www.goodwintx.com](http://www.goodwintx.com)
6. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Capital Fee Assessment -	The greater of (i) \$1,500.00 per acre within the Tract or Condominium Unit (rounded up to the nearest whole acre contained within the Tract or Condominium Unit); or (ii) \$10,000.00
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Transfer Fee - \$275.00

Resale Certificate Fee - \$375.00.

Resale Certificate Update Fee - \$75.00

Community Enhancement Fee – Amount equal to the Transfer Price multiplied by 0.5 percent (0.5%) (as such term is defined in the Covenant).

Rush Fees to expedite Resale Certificate delivery – Variable rate

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.

*[SIGNATURE PAGE FOLLOWS]*

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

**FULSHEAR LAKES MIXED-USE OWNERS ASSOCIATION,  
INC.,**  
a Texas nonprofit corporation

By: \_\_\_\_\_

Name: Samuel H. Yager, III

Title: President

STATE OF TEXAS

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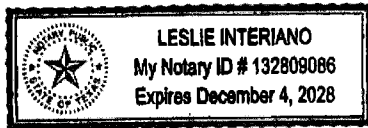
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COUNTY OF HARRIS

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This instrument was acknowledged before me on the 6 day of June, 2025, by Samuel H. Yager, III, the President of FULSHEAR LAKES MIXED-USE OWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



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Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
600 W. Fifth Street, Suite 900  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

ATTACHMENT 1

1. Notice of Restrictive Covenants, recorded under Document No. 2020023276, Official Public Records of Fort Bend County, Texas.
2. Fulshear Lakes Master Covenant [Commercial] recorded under Document No. 2020023280, Official Public Records of Fort Bend County, Texas.
3. Fulshear Lakes Community Enhancement Covenant, recorded under Document No. 2020023722, Official Public Records of Fort Bend County, Texas.
4. Fulshear Lakes Development Tract Declaration [Lamar ISD Tract], recorded under Document No. 2020023723, Official Public Records of Fort Bend County, Texas.
5. Fulshear Lakes Community Manual [Commercial], recorded under Document No. 2020024177, Official Public Records of Fort Bend County, Texas.
6. Fulshear Lakes Notice of Applicability of Master Covenant [Commercial] and Development Tract Declaration [Lamar ISD Tract], recorded under Document No. 2020024022, Official Public Records of Fort Bend County.
7. Notice of Applicability of Fulshear Lakes Master Covenant [Commercial] and Fulshear Lakes Development Tract Declaration [Lamar ISD Tract], recorded under Document No. 2022099476, Official Public Records of Fort Bend County, Texas
8. First Amendment to Fulshear Lakes Master Covenant [Commercial], recorded under Document No. 2022146606, Official Public Records of Fort Bend County, Texas
9. Fulshear Lakes Adoption of Capital Fee Assessment [Commercial], recorded under Document No. 2023084464, Official Public Records of Fort Bend County, Texas.