

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
WOODWAY PLACE II CONDOMINIUM ASSOCIATION

The undersigned, being an officer of Woodway Place II Condominium Association (the "Association") and in accordance with Section 82.116 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain Condominium Association Management Certificate for Woodway Place II Condominium Association, recorded as File No. RP-2024-213930, Official Public Records of Harris County, Texas.

1. The name of the condominium: Woodway Place II
2. The name of the Association: Woodway Place II Condominium Association, a Texas nonprofit corporation.
3. The location of the condominium: 651 Bering Dr, Houston, TX 77057

That certain real property as described on "Exhibit A" of that certain Condominium Declaration for Woodway Place II, recorded in Vol. 125, Page 34 (File No. H514514), Condominium Records of Harris County, Texas.

4. The recording data for the Declaration and any amendments to the Declaration: The recording data for the Declaration, amendments to the Declaration, and related documents, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.

5. The mailing address of the Association:

Woodway Place II Condominium Association
c/o SBB Management
6630 Cypresswood Dr, #100
Spring, Texas 77379

6. The name, mailing address, telephone number, and email address any management company:

Name: SBB Management
Attn.: Nick Abair
Mailing Address: 6630 Cypresswood Dr, #100
Spring, Texas 77379
Telephone Number: 713-266-7088
Email Address: manager@651bering.com

7. The website address of any internet website on which the Association's dedicatory instruments are available:

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<https://woodwayplaceii.buildinglink.com>

8. The amount and description of fee(s) charged to a unit seller or buyer relating to a transfer of a property interest in a unit of the condominium:

Description	Fee
Resale Certificate with Governing Documents	\$395.00
Re-Finance Fee Only	\$160.00
HOA Quote/Statement of Account	\$110.00
Lender Questionnaires	\$255.00
Governing Documents Only	\$50.00
Transfer Fee	\$300.00
Expedited Service Fee	\$300.00
Replacement Fund [Declaration Paragraph 21]	At the time of purchase of any unit after September 9, 1991, buyer shall pay an amount equal to 2 months of the monthly maintenance assessment in effect at the time of the purchase.

[SIGNATURE PAGE FOLLOWS]

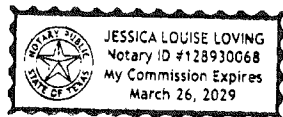
EXECUTED to be effective on the date this instrument is Recorded.

WOODWAY PLACE II CONDOMINIUM
ASSOCIATION,
a Texas nonprofit corporation

By: Kelly Smith
Printed Name: Kelly Smith
Title: President of the Board

STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me this 22 day of September, 2025 by
Kelly Smith of Woodway Place II Condominium Association, a
Texas nonprofit corporation, on behalf of said nonprofit corporation.



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:
WINSTEAD PC
600 W. 5TH STREET, SUITE 900
AUSTIN, TEXAS 78701
THOLTZ@WINSTEAD.COM

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RP-2025-376997

ATTACHMENT 1

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Articles of Incorporation of Woodway Place II Condominium Association, recorded in File No. 20110349686, Real Property Records of Harris County, Texas.
2. Condominium Declaration for Woodway Place II, recorded in Vol. 125, Page 34 (File No. H514514), Condominium Records of Harris County, Texas.
 - a. Amendment to Condominium Declaration for Woodway Place II [Bylaws], recorded in Volume 157, Page 32 (File No. M095912), Condominium Records of Harris County, Texas.
 - b. Amendment to Condominium Declaration for Woodway Place II [Unit Area Clarification], recorded in Vol. 157, Page 42 (File No. M140641), Condominium Records of Harris County, Texas.
 - c. Amendment to Condominium Declaration for Woodway Place II [Right of First Refusal], recorded in Vol. 157, Page 46 (File No. M189211), Condominium Records of Harris County, Texas.
 - d. Amendment to Condominium Declaration for Woodway Place II [Assessment for Replacement Fund], recorded in Vol. 161, Page 144 (File No. N378395), Condominium Records of Harris County, Texas.
 - e. Woodway Place II Condominium Association - Amendment to Condominium Declaration and Bylaws, recorded in Vol. 169, Page 82 (File No. R798309), Condominium Records of Harris County, Texas.
 - f. Amendment to Woodway Place II Condominium Declaration [Remove Guard House], recorded in Vol. 170, Page 36 (File No. R920004), Condominium Records of Harris County, Texas.

Community Rules

- a. Resolution to Amend Exhibit "F", Community Rules of Woodway Place II Condominium Association, recorded in File No. P763237, Real Property Records of Harris County, Texas.
- b. Supplement to the Community Rules of Woodway Place II Condominium Association [Leasing & Smoking], recorded in File No. 20110349686, Real Property Records of Harris County, Texas.
- c. Dedicatory Instruments for Woodway Place II Condominium Association [Community Rules], recorded in File No. RP-2016-465440, Real Property Records of Harris County, Texas.
- d. Dedicatory Instruments for Woodway Place II Condominium Association [Community Rules Supplement - Communications], recorded in File No. RP-2017-338098, Real Property Records of Harris County, Texas.

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- e. First Amendment to Community Rules for Woodway Place II Condominium Association, recorded in File No. RP-2024-44861, Real Property Records of Harris County, Texas.

Parking Transfers

- a. Woodway Place II Condominium Association – Transfer of Parking Spaces, recorded in File No. N378896, Condominium Records of Harris County, Texas. (10-24-91)
- b. Woodway Place II Condominium Association – Transfer of Parking Spaces, recorded in File No. N378397, Condominium Records of Harris County, Texas. (10-24-91)
- c. Woodway Place II Condominium Association – Transfer of Parking Spaces, recorded in File No. P763238, Condominium Records of Harris County, Texas. (03-22-94)
- d. Woodway Place II Condominium Association – Transfer of Parking Spaces, recorded in File No. R142550, Condominium Records of Harris County, Texas. (11-09-94)
- e. Woodway Place II Condominium Association – Transfer of Parking Spaces, recorded in File No. S044314, Condominium Records of Harris County, Texas. (07-31-96)
- f. Woodway Place II Condominium Association – Transfer of Parking Spaces, recorded in File No. S237128, Condominium Records of Harris County, Texas. (12-09-96)
- g. Woodway Place II Condominium Association – Transfer of Parking Spaces, recorded in File No. S295912, Condominium Records of Harris County, Texas. (01-27-97)
- h. Woodway Place II Condominium Association – Transfer of Parking Spaces, recorded in File No. S469411, Condominium Records of Harris County, Texas. (05-28-97)
- i. Woodway Place II Condominium Association – Transfer of Parking Spaces, recorded in File No. S516545, Condominium Records of Harris County, Texas. (06-27-97)
- j. Woodway Place II Condominium Association – Transfer of Parking Spaces, recorded in File No. S658152, Condominium Records of Harris County, Texas. (09-26-97)
- k. Woodway Place II Condominium Association – Transfer of Parking Spaces, recorded in File No. S772174, Condominium Records of Harris County, Texas. (12-12-97)
- l. Woodway Place II Condominium Association – Transfer of Parking Spaces, recorded in File No. S817273, Condominium Records of Harris County, Texas. (01-16-98)
- m. Woodway Place II Condominium Association – Transfer of Parking Spaces, recorded in File No. S881470, Condominium Records of Harris County, Texas. (02-27-98)
- n. Woodway Place II Condominium Association – Transfer of Parking Spaces, recorded in File No. S962895, Condominium Records of Harris County, Texas. (04-15-98)

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- o. Transfer of Parking Spaces for Woodway Place II (Units 205 & 906), recorded in File No. RP-2025-168330, Condominium Records of Harris County, Texas.

Policies

- 3. Woodway Place II Condominium Association – Policy Prohibiting Live Christmas Trees, recorded in File No. RP-2018-549262, Real Property Records of Harris County, Texas.
- 4. Open Records Policy for Woodway Place II Condominium Association, recorded in File No. RP-2022-433410, Real Property Records of Harris County, Texas.
- 5. Document Retention Policy for Woodway Place II Condominium Association, recorded in File No. RP-2022-433410, Real Property Records of Harris County, Texas.
- 6. Woodway Place II Construction Rules and Guidelines, recorded in File No. RP-2023-162070, Real Property Records of Harris County, Texas.
- 7. Code of Conduct Policy of Woodway Place II Condominium Association, recorded in File No. RP-2023-361835, Real Property Records of Harris County, Texas.
- 8. Policy regarding Term Limits for Serving on the Board of Managers for Woodway Place II Condominium Association, recorded in File No. RP-2023-361835, Real Property Records of Harris County, Texas.
- 9. Collection Policy for Woodway Place II Condominium Association, recorded in File No. RP-2024-44861, Real Property Records of Harris County, Texas.
- 10. Woodway Place II – Supplemental Notice of Filing of Dedicatory Instruments [Towing Policy], recorded in File No. RP-2025-349825, Real Property Records of Harris County, Texas.

RP-2025-376997
Pages 7
09/23/2025 09:12 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$45.00

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

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