

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
NORTHGROVE MASTER COMMUNITY, INC.

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

THIS AMENDED AND RESTATED MANAGEMENT CERTIFICATE AMENDS AND RESTATES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF NORTHGROVE AT SPRING CREEK MASTER COMMUNITY, INC. RECORDED UNDER DOCUMENT NO. 2015079179 AND DOCUMENT NO. 2015110758, BOTH RECORDED IN THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS.

1. The name of the subdivision: NorthGrove.
2. The name of the association: NorthGrove Master Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property in Montgomery County, Texas, as described on Exhibit "A" to that certain Amended and Restated NorthGrove Master Covenant recorded under Document No. 2018008766, Official Public Records of Montgomery County, Texas, as the same may be amended from time to time (the "Covenant").
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 described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the association NorthGrove Master Community, Inc., c/o Associa, 25227 Grogans Mill Road, Suite 255, The Woodlands, TX 77382.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Lisa Tonnar
Mailing Address:	Associa, 25227 Grogans Mill Road, Suite 255, The Woodlands, TX 77382
Telephone Number::	(281)367-8137
Email Address:	webmaster@pmghouston.com
7. Website to access the association's dedicatory instruments: www.townsq.io
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

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Working Capital Assessment - 50% of the current annual Regular Assessments (as such term is defined in the Covenant)

Community Enhancement Fee - An amount equal to the Transfer Price multiplied by one-fourth of twenty-five percent (0.25%) (as such term is defined in the Third Amended and Restated Community Enhancement Covenant).

Resale Certificate Fee: \$340.00

Resale Certificate Update Fee: \$75.00

Legacy Account Closure Fee: \$220.00

Refinance Statement of Account: \$75.00

New Account Setup Fee: \$45.00

Expedite Fee for Resale Certificate prior to ten (10) business day delivery obligation:

For one (1) day: \$175.00

For three (3) day: \$125.00

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

[SIGNATURE PAGE FOLLOWS]

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

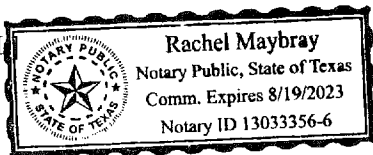
NORTHGROVE MASTER COMMUNITY, INC., a Texas
non-profit corporation

By: JF Jenkins
Jimmie F. Jenkins, President

STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me this 15 day of September 2021 by
Jimmie F. Jenkins, President of NorthGrove Master Community, Inc., a Texas non-profit
corporation, on behalf of said non-profit corporation.

[SEAL]



R Maybray
Notary Public Signature

AFTER RECORDING RETURN TO:
Robert D. Burton, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
rburton@winstead.com

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EXHIBIT "A"

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. NorthGrove Amended and Restated Master Covenant, recorded February 1, 2018 as Document No. 2018008766, Official Public Records of Montgomery County, Texas.
2. NorthGrove at Spring Creek – Notice of Applicability – Residential – Sections 2, 3 and 5, recorded July 14, 2015 as Document No. 2015067449, Official Public Records of Montgomery County, Texas.
3. NorthGrove at Spring Creek – Notice of Applicability – Section 4, recorded November 10, 2015 as Document No. 2015110756, Official Public Records of Montgomery County, Texas.
4. NorthGrove Second Amended and Restated Community Manual, recorded February 1, 2018 as Document No. 2018009078, Official Public Records of Montgomery County, Texas.
5. NorthGrove – Amended and Restated Adoption of Working Capital Assessment, recorded February 6, 2018 as Document No. 2018010294, Official Public Records of Montgomery County, Texas.
6. NorthGrove – Amended and Restated to Development Area Declaration - Residential, recorded February 6, 2018 as Document No. 2018010297, Official Public Records of Montgomery County, Texas.
7. NorthGrove – Third Amended and Restated Community Enhancement Covenant, recorded February 6, 2018 as Document No. 2018010308, Official Public Records of Montgomery County, Texas.
8. NorthGrove – Notice of Applicability [Residential] [Section 8], recorded February 9, 2018 as Document No. 2018011144, Official Public Records of Montgomery County, Texas.
9. NorthGrove First Supplement to Second Amended and Restated Community Manual, recorded February 20, 2018 as Document No. 2018013758, Official Public Records of Montgomery County, Texas.
10. NorthGrove – Notice of Applicability [Residential] [Section 7], recorded January 14, 2019 as Document No. 2019002959, Official Public Records of Montgomery County, Texas.
11. NorthGrove – Notice of Applicability [Residential] [Section 12], recorded May 8, 2019 as Document No. 2019038546, Official Public Records of Montgomery County, Texas.
12. NorthGrove – Notice of Applicability [Residential] [Section 13], recorded August 19, 2020 as Document No. 2020090032, Official Public Records of Montgomery County, Texas.

13. NorthGrove – Notice of Applicability [Residential] [Section 14], recorded August 19, 2020 as Document No. 2020090033, Official Public Records of Montgomery County, Texas.
14. NorthGrove – Notice of Applicability [Residential] [Section 9], recorded November 16, 2020 as Document No. 2020132075, Official Public Records of Montgomery County, Texas.
15. NorthGrove Second Amendment to Second Amended and Restated Modification Design Guidelines [Residential], recorded August 18, 2021 as Document No. 2021114301, Official Public Records of Montgomery County, Texas.

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E-FILED FOR RECORD

09/16/2021 12:17PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

09/16/2021



County Clerk
Montgomery County, Texas