



**AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
FULSHEAR LAKES HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an officer of Fulshear Lakes Homeowners 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 HOMEOWNERS ASSOCIATION, INC., INCLUDING BUT NOT LIMITED TO THOSE RECORDED UNDER DOCUMENT NOS. 2024095685, AND 2025012744 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 Homeowners 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 [Residential] recorded as Document No. 2022064902 in the Official Public Records of Fort Bend County, Texas, as the same may be amended from time to time (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.
5. The name and mailing address of the Association: Fulshear Lakes Homeowners Association, Inc., c/o Goodwin & Company., PO Box 203310, Austin, Texas 78720.
6. 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:	<a href="mailto:HFLHAManager@goodwinttx.com">HFLHAManager@goodwinttx.com</a>

7. Website to access the Association's dedicatory instruments: <https://hflha.sites.townsq.io> or
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 equal to thirty-five percent (35%) of the annual Regular Assessment amount (as such term is defined in the Covenant).

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

Compliance Inspection Fee (optional) - \$150

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 HOMEOWNERS ASSOCIATION, INC.,**  
a Texas nonprofit corporation

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

Name: Samuel H. Yager, III

Title: President

STATE OF TEXAS

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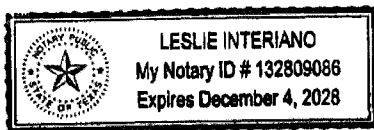
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COUNTY OF HARRIS

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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 HOMEOWNERS ASSOCIATION, 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. Fifth Street, Suite 900

Austin, Texas 78701

Email: [rburton@winstead.com](mailto:rburton@winstead.com)

ATTACHMENT 1

1. Fulshear Lakes Community Enhancement Covenant, recorded under Document No. 2020023722, Official Public Records of Fort Bend County, Texas.
2. Fulshear Lakes Master Covenant [Residential] recorded under Document No. 2022064902, Official Public Records of Fort Bend County, Texas.
3. Designation of Fulshear Lakes Residential Reviewer Authority [Residential] recorded under Document No. 2022072737, Official Public Records of Fort Bend County, Texas.
4. Fulshear Lakes Development Area Declaration [Residential] recorded under Document No. 2022096971, Official Public Records of Fort Bend County, Texas.
5. Fulshear Lakes Community Manual [Residential] recorded under Document No. 2022098730, Official Public Records of Fort Bend County, Texas.
  1. Fulshear Lakes Supplement Community Manual [Residential] recorded under Document No. 2024121030, Official Public Records of Fort Bend County, Texas.
2. Notice of Applicability of Fulshear Lakes Master Covenant [Residential], Fulshear Lakes Development Area Declaration [Residential], and Community Enhancement Covenant [Creeside Village, Section 1] recorded under Document No. 2022099476, Official Public Records of Fort Bend County, Texas.
3. Fulshear Lakes Partial Assignment of Assessments and Lien Rights, recorded under Document No. 2022099911, Official Public Records of Fort Bend County, Texas.
4. Fulshear Lakes Adoption of Working Capital Assessment [Residential], recorded under Document No. 2022103244, Official Public Records of Fort Bend County, Texas.
5. Notice of Applicability of Fulshear Lakes Master Covenant [Residential], Fulshear Lakes Development Area Declaration [Residential], and Community Enhancement Covenant [Creeside Village, Sections 2 and 3] recorded under Document No. 2022142070, Official Public Records of Fort Bend County, Texas.
6. Notice of Applicability of Fulshear Lakes Master Covenant [Residential], Fulshear Lakes Development Area Declaration [Residential], and Community Enhancement Covenant [Creeside Village, Section 4] recorded under Document No. 2022153769, Official Public Records of Fort Bend County, Texas.
7. Fulshear Lakes Residential Modification Guidelines, recorded under Document No. 2023110818, Official Public Records of Fort Bend County, Texas.
8. Notice of Applicability of Fulshear Lakes Master Covenant [Residential], Fulshear Lakes Development Area Declaration [Residential], and Community Enhancement Covenant [Lakeside Park Village, Section 1] recorded under Document No. 2024014463, Official Public Records of Fort Bend County, Texas.
9. Notice of Applicability of Fulshear Lakes Master Covenant [Residential], Fulshear Lakes Development Area Declaration [Residential], and Community Enhancement Covenant [Lakeside Park Village, Section 2] recorded under Document No. 2024014465, Official Public Records of Fort Bend County, Texas.
10. Notice of Applicability of Fulshear Lakes Master Covenant [Residential], Fulshear Lakes Development Area Declaration [Residential], and Community Enhancement Covenant [Lakeside Park Village, Section 3] recorded under Document No. 2024014464, Official Public Records of Fort Bend County, Texas.

11. Notice of Applicability of Fulshear Lakes Master Covenant [Residential], Fulshear Lakes Development Area Declaration [Residential], and Community Enhancement Covenant [Lakeside Park Village, Section 4] recorded under Document No. 2024014466, Official Public Records of Fort Bend County, Texas.
12. Notice of Applicability of Fulshear Lakes Master Covenant [Residential], Fulshear Lakes Development Area Declaration [Residential], and Community Enhancement Covenant [Creekside Village, Section 6] recorded under Document No. 2024025526, Official Public Records of Fort Bend County, Texas.
13. Notice of Applicability of Fulshear Lakes Master Covenant [Residential], Fulshear Lakes Development Area Declaration [Residential], and Community Enhancement Covenant [Hillside, Section 1] recorded under Document No. 2024120919, Official Public Records of Fort Bend County, Texas.