

AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
AUDUBON HOMEOWNERS ASSOCIATION, INC.

The undersigned, being an officer of Audubon Homeowners Association, Inc. (the "Association"), 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 AUDUBON HOMEOWNERS ASSOCIATION, INC., INCLUDING BUT NOT LIMITED TO THOSE RECORDED UNDER DOCUMENT NOS. 2020109341, 2023101381, 2023110272, 2024095522 AND 2024126254 IN THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS.

1. The name of the subdivision: Audubon.
2. The name of the Association: Audubon 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 Audubon Master Covenant [Residential] recorded under Document No. 2020057608, Official Public Records of Montgomery County, 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 with any amendments and/or supplements 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: Audubon 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:     | HABHAmanger@goodwintx.com          |
7. Website to access the Association's dedicatory instruments: <https://habha.sites.townsq.io/>
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]

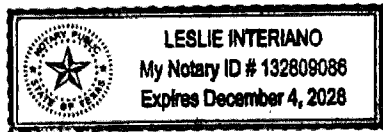
AUDUBON HOMEOWNERS ASSOCIATION, INC.,  
a Texas nonprofit corporation

By: [Signature]  
Name: Samuel H. Yager, III  
Title: President

STATE OF TEXAS           §  
                                     §  
COUNTY OF HARRIS     §

This instrument was acknowledged before me this 6 day of June, 2025, by Samuel H. Yager, III, President of Audubon Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]  
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.  
WINSTEAD PC  
600 W. Fifth Street, Suite 900  
Austin, Texas 78701  
rburton@winstead.com

## ATTACHMENT 1

### RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Audubon Master Covenant [Residential] recorded under Document No. 2020057608, Official Public Records of Montgomery County, Texas.
2. Audubon Designation of Audubon Residential Reviewer Authority, recorded under Document No. 2020114347, Official Public Records of Montgomery County, Texas.
3. Audubon Adoption of Working Capital Assessment, recorded under Document No. 2020114350, Official Public Records of Montgomery County, Texas.
4. Audubon Notice of Applicability of Master Covenant [Residential] [Secs 1, 2A, 2B, 3A, 3B, Audubon Creekside North], recorded under Document No. 2020114351, Official Public Records of Montgomery County, Texas.
5. Audubon Community Enhancement Covenant, recorded under Document No. 2020114352, Official Public Records of Montgomery County, Texas.
6. Audubon Development Area Declaration [Residential] recorded under Document No. 2020114353, Official Public Records of Montgomery County, Texas.
7. Audubon Notice of Applicability of Master Covenant [Residential], Development Area Declaration [Residential] and Community Enhancement Covenant [Sec 5, Creekside North], recorded under Document No. 2021046304, Official Public Records of Montgomery County, Texas.
8. Audubon Notice of Applicability of Master Covenant [Residential], Development Area Declaration [Residential] and Community Enhancement Covenant [Sec 1, Audubon Park, and Sec 4, Creekside North], recorded under Document No. 2021054144, Official Public Records of Montgomery County, Texas.
9. Audubon Notice of Applicability of Master Covenant [Residential], Development Area Declaration [Residential] and Community Enhancement Covenant [Secs 2, 3 and 6, Audubon Park], recorded under Document No. 2021080343, Official Public Records of Montgomery County, Texas.
10. Audubon Notice of Applicability of Master Covenant [Residential], Development Area Declaration [Residential] and Community Enhancement Covenant [Sec 4, Audubon Park], recorded under Document No. 2022067751, Official Public Records of Montgomery County, Texas.
11. Audubon Notice of Applicability of Master Covenant [Residential], Development Area Declaration [Residential] and Community Enhancement Covenant [Sec 5, Audubon Park], recorded under Document No. 2022088337, Official Public Records of Montgomery County, Texas.

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12. Audubon Notice of Applicability of Master Covenant [Residential], Development Area Declaration [Residential] and Community Enhancement Covenant [Secs 1, 2, 3 and 4, Audubon Creekside South], recorded under Document No. 2023002287, Official Public Records of Montgomery County, Texas.
13. Audubon First Amendment to Development Area Declaration [Residential] recorded under Document No. 2023059414, Official Public Records of Montgomery County, Texas.
14. Audubon Residential Design Guidelines, recorded under Document No. 2023063797, Official Public Records of Montgomery County, Texas.
15. Audubon Notice of Applicability of Master Covenant [Residential], Development Area Declaration [Residential] and Community Enhancement Covenant [Sec 7, Audubon Park], recorded under Document No. 2023072063, Official Public Records of Montgomery County, Texas.
16. Audubon Amended and Restated Community Manual [Residential], recorded under Document No. 2023101142, Official Public Records of Montgomery County, Texas.
  - a. Audubon Supplement to Amended and Restated Community Manual [Residential], recorded under Document No. 2024123757, Official Public Records of Montgomery County, Texas.
17. Audubon Notice of Applicability of Master Covenant [Residential], Development Area Declaration [Residential] and Community Enhancement Covenant [Sec 6 and Sec 7, Audubon Creekside North], recorded under Document No. 2023108782, Official Public Records of Montgomery County, Texas.
18. Audubon Residential Modification Guidelines, recorded under Document No. 2023112375, Official Public Records of Montgomery County, Texas.
19. Audubon Notice of Applicability of Master Covenant [Residential], Development Area Declaration [Residential] and Community Enhancement Covenant [Sec 1, Audubon Heron Run], recorded under Document No. 2025033044, Official Public Records of Montgomery County, Texas.
20. Audubon Notice of Applicability of Master Covenant [Residential], Development Area Declaration [Residential] and Community Enhancement Covenant [Sec 2, Audubon Heron Run], recorded under Document No. 2025033045, Official Public Records of Montgomery County, Texas.
21. Audubon Notice of Applicability of Master Covenant [Residential], Development Area Declaration [Residential] and Community Enhancement Covenant [Sec 3, Audubon Heron Run], recorded under Document No. 2025033046, Official Public Records of Montgomery County, Texas.

ATTACHMENT 1

AUDUBON HOMEOWNERS ASSOCIATION, INC.  
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

**E-FILED FOR RECORD**

**06/16/2025 11:37AM**



*L. Brandon Steinmann*

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.

**06/16/2025**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas