

**SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
ASHLAND COMMUNITY ASSOCIATION, INC.**

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR ASHLAND COMMUNITY ASSOCIATION, INC., INCLUDING, BUT NOT LIMITED TO, THOSE CERTAIN MANAGEMENT CERTIFICATES RECORDED UNDER DOCUMENT NOS. 2025000183 AND 2025000395, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.

The undersigned, being an officer of Ashland Community Association, Inc. (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Ashland.
2. The name of the Association: Ashland Community Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Brazoria County, Texas, made subject to that certain Ashland Master Covenant [Residential] recorded under Document No. 2024056213, Official Public Records of Brazoria County, Texas, as the same may be amended from time to time (the "**Covenant**"), and to that certain Ashland Development Area Declaration [Residential] (the "**Development Area Declaration**"), recorded under Document No. 2024056244, Official Public Records of Brazoria County, Texas, by the Recording of one more Notices of Applicability.
4. The recording data for the Covenant and the Development Area Declaration, and any amendments and/or supplements thereto: See Attachment 1 of this Management Certificate.
5. The name and mailing address of the Association: Ashland Community Association, Inc., c/o Inframark, LLC, 2002 West Grand Parkway North, Suite 100, Katy, Texas 77449.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Inframark, LLC
Attn.:	Myla Moon
Mailing Address:	2002 West Grand Parkway North, Suite 100, Katy, Texas 77449
Telephone Number:	281-280-0585
Email Address:	<u>Myla.Moon@inframark.com</u>

7. Website to access the Association's dedicatory instruments:
Home.Inframark.com

8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$1,000.00

Working Capital Assessment for Homebuilders - \$500.00

Transfer Fee - \$275.00

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

[SIGNATURE PAGE FOLLOWS]

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

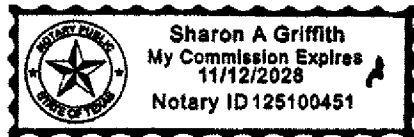
ASHLAND COMMUNITY ASSOCIATION, INC.,
a Texas nonprofit corporation

By: Kelly L Dixon
Name: Kelly L Dixon
Title: Agnt

STATE OF TEXAS §
COUNTY OF Harris §

This instrument was acknowledged before me this 25 day of March, 2025 by
Kelly L. Dixon, the Agnt of Ashland
Community Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



Sharon A. Griffith
Notary Public Signature

AFTER RECORDING RETURN TO:

Kristi E. Stotts, Esq.
WINSTEAD PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
kstotts@winstead.com

ATTACHMENT 1

1. Ashland Master Covenant [Residential], recorded under Document No. 2024056213, Official Public Records of Brazoria County, Texas.
2. Ashland Development Area Declaration [Residential] recorded under Document No. 2024056244, Official Public Records of Brazoria County, Texas.
3. Ashland Community Manual [Residential], recorded under Document No. 2024056312, Official Public Records of Brazoria County, Texas.
4. Ashland Adoption of Working Capital Assessment [Residential], recorded under Document No. 2024056377, Official Public Records of Brazoria County, Texas.
5. Ashland Notice of Applicability [Residential] [Model Home Park], recorded under Document No. 2025013222, Official Public Records of Brazoria County, Texas.

FILED and RECORDED

Instrument Number: 2025013463

Filing and Recording Date: 03/26/2025 11:55:04 AM Pages: 5 Recording Fee: \$37.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-kara