

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
MAGNOLIA PLACE RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Magnolia Place Residential Community, Inc., a Texas nonprofit corporation (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS DOCUMENT AMENDS, RESTATES AND REPLACES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES OF MAGNOLIA PLACE RESIDENTIAL COMMUNITY, INC., INCLUDING BUT NOT LIMITED TO, THAT CERTAIN MANAGEMENT CERTIFICATE RECORDED UNDER DOCUMENT NO. 2023072710, OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS.

1. The name of the subdivision: Magnolia Place.
2. The name of the Association: Magnolia Place Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Montgomery County, Texas, made subject to that certain Magnolia Place Master Covenant recorded under Document No. 2022070978 in the Official Public Records of Montgomery County, Texas, as the same may be amended from time to time (the "Covenant"), and to that certain Amended and Restated Magnolia Place Development Tract Declaration [Residential], recorded under Document No. 2023072514, Official Public Records of Montgomery County, Texas, as same may be amended from time to time (the "Development Tract Declaration").
4. The recording data for the Covenant and the Development Tract Declaration, and any amendments and/or supplements thereto: See Attachment 1 of this Management Certificate.
5. The name and mailing address of the Association: Magnolia Place Residential Community, Inc., c/o FirstService Residential, 1330 Enclave Parkway, Houston, TX 77077.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Magnolia Place Residential Community, Inc., c/o FirstService Residential
Attn.:	Community Manager
Mailing Address:	1330 Enclave Parkway, Houston, TX 77077
Telephone Number:	(832) 326-8237
Email Address:	Bart.Jones@fsresidential.com
7. Website to access the Association's dedicatory instruments:
Fsresidential.com

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

Working Capital Sub-Assessment - \$200.00

Transfer Fee - \$250.00

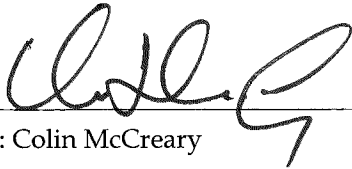
Resale Certificate Fee - \$375.00

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.

MAGNOLIA PLACE RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

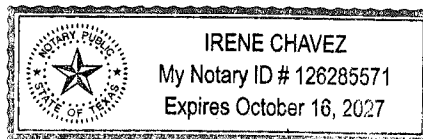
By: 
Name: Colin McCreary
Title: President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me this 5th day of DECEMBER, 2023 by Colin McCreary, of Magnolia Place Residential Community, 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
401 Congress Avenue, Suite 2100
Austin, Texas 78701
rburton@winstead.com

ATTACHMENT 1

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Magnolia Place Master Covenant, recorded under Document No. 2022070978, Official Public Records of Montgomery County, Texas, as same may be amended from time to time.
 - A. Magnolia Place Partial Assignment of Declarant's Rights, recorded under Document No. 2023072266, Official Public Records of Montgomery County, Texas, as same may be amended from time to time.
2. Amended and Restated Magnolia Place Development Tract Declaration [Residential] recorded under Document No. 2023072514, Official Public Records of Montgomery County, Texas, as same may be amended from time to time.
3. Magnolia Place Amended and Restated Adoption of Working Capital Assessment, recorded under Document No. 2023116567, Official Public Records of Montgomery County, Texas.
4. Magnolia Place Community Manual, recorded under Document No. 2023072630, Official Public Records of Montgomery County, Texas.

ATTACHMENT 1

MAGNOLIA PLACE RESIDENTIAL COMMUNITY, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

E-FILED FOR RECORD

12/06/2023 10:08AM



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.

12/06/2023



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas