



WOODHAVYN COMMUNITY ASSOCIATION, INC.

MANAGEMENT CERTIFICATE

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The undersigned, being the Managing Agent for Woodhavyn Community Association, Inc., a nonprofit corporation organized and existing under the laws of the State of Texas (the "*Association*"), submits the following information pursuant to Section 209.004 of the Texas Property Code, which information supersedes the information in any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Woodhavyn.
2. Name of Association: The name of the Association is Woodhavyn Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Property described by metes and bounds on Exhibit A attached to the "First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Woodhavyn" recorded under Clerk's File No. 2025060343 of the Official Public Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any.
 - b. Woodhavyn, Section 1, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2024108427 and in Cabinet 0AA, Sheets 1101-1104 of the Map Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any.
 - c. Woodhavyn, Section 2, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2024108430 and in Cabinet 0AA, Sheets 1105-1108 of the Map Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:*
 - a. First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Woodhavyn, Montgomery County Clerk's File No. 2025060343.
 - b. Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Woodhavyn Section 1, Montgomery County Clerk's File No. 2024124506.

- c. Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Woodhavyn Section 2, Montgomery County Clerk's File No. 2024124507.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Woodhavyn Community Association, Inc. c/o Inframark, 2002 W. Grand Parkway N., Suite 100, Katy, Texas 77449.
6. Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Amanda England, Director of Community Management c/o Inframark; Address: 2002 W. Grand Parkway N., Suite 100, Katy, Texas 77449; Phone Number: 281-578-4200; Email Address: customercare@inframark.com.
7. Association Website: The Association's Dedicatory Instruments are available to Members online at: <https://home.inframark.com/?c=583>.
8. The amount and description of the fees and other charges charged by the Association in connection with a property transfer are as follows:

Description	Fee
Resale Certificate Fee	\$375.00
Updated Resale Certificate Fee	\$75.00
Transfer Fee	\$275.00
Refinance Fee	\$100.00
Rush Fee	\$185.00 1 day; \$150.00 3 days; \$125.00 5 days
Capitalization Fee [Declaration XV, Section F]	Each Grantee acquiring title to a Lot within the Property agrees to pay to the Association a Capitalization Fee. The Capitalization Fee is based on the "Gross Selling Price" of a Lot (as described in detail in the Declaration). The current Capitalization Fee is 0.35% of the Gross Selling Price of the Lot. A Capitalization Fee is payable to the Association on the date of the transfer of title to a Lot. Some variations and exemptions apply.

Executed on this 1 day of August, 2025.

**WOODHAVYN COMMUNITY
ASSOCIATION, INC.**

By: Inframark, Managing Agent

Amanda England

Amanda England, Dir. of Community Management

*This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision or to report every piece of information pertinent to the subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

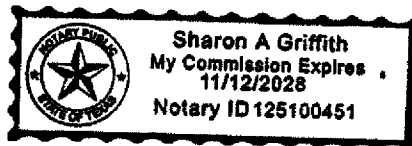
THE STATE OF TEXAS §

COUNTY OF Harris §

BEFORE ME, the undersigned notary public, on this 1 day of Aug, 2025 personally appeared Amanda England, Director of Community Management for Inframark, Managing Agent for Woodhavyn Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

Sharon A. Griffith

Notary Public in and for the State of Texas



E-FILED FOR RECORD

08/07/2025 08:50AM



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.

08/07/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas