

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
CENTRAL PARK SQUARE HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an officer of Central Park Square Homeowners Association, 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 CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE OF CENTRAL PARK SQUARE HOMEOWNERS ASSOCIATION, INC., RECORDED AS DOCUMENT NO. 2021067056, OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, AND SHALL CONTROL OVER ALL PREVIOUS MANAGEMENT CERTIFICATES RECORDED FOR CENTRAL PARK SQUARE HOMEOWNERS ASSOCIATION, INC. IN THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS.

1. The name of the subdivision: Central Park Square.
2. The name of the Association: Central Park Square Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Galveston County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Central Park Square [Residential] recorded as Document No. 2021005636 in the Official Public Records of Galveston County, Texas, as the same may be amended from time to time (the “Declaration”).
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Central Park Square Homeowners Association, Inc., c/o Community Solutions, P.O. Box 5191, Katy, Texas 77491.

6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Community Solutions
Attn: Rachel Schmutz
Mailing Address: P.O. Box 5191, Katy, Texas 77491
Telephone Number:: 713-429-5440
Email Address: rschmutz@csutx.com

7. Website to access the Association's dedicatory instruments:
<https://www.csutx.com/our-communities/central-park-square/>

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

Working Capital Assessment - one-quarter (1/4) of the amount of annual Regular Assessments for the year in which the Lot is conveyed

Transfer Fee - \$250.00;

Resale Certificate Fee - \$250.00;

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.

**CENTRAL PARK SQUARE HOMEOWNERS
ASSOCIATION, INC., a Texas nonprofit corporation**

By: _____

Name: _____

Title: _____

Josh Burton

Josh Burton

President

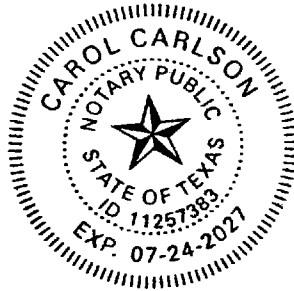
THE STATE OF TEXAS §

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COUNTY OF Harris §

This instrument was acknowledged before me on 21st day of May, 2021,
by Josh Burton, the President of Central Park
Square 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. 5th Street, Suite 900
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Central Park Square recorded under Document No. 2021005636, in the Official Public Records of Galveston County, Texas.
 - a. First Amendment to Declaration of Covenants, Conditions and Restrictions for Central Park Square recorded under Document No. 2024004997, in the Official Public Records of Galveston County, Texas
2. Notice of Filing – Dedicatory Instruments for Central Park Square Homeowners Association, Inc. recorded under Document No. 2022040071, in the Official Public Records of Galveston County, Texas.
3. Notice of Filing – Dedicatory Instruments for Central Park Square Homeowners Association, Inc. recorded under Document No. 2022041268, in the Official Public Records of Galveston County, Texas.
4. Central Park Square Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions [Section 3] recorded under Document No. 2024021821, in the Official Public Records of Galveston County, Texas.

FILED AND RECORDED

Instrument Number: 2024022712

Recording Fee: 37.00

Number Of Pages: 5

Filing and Recording Date: 05/22/2024 10:08AM

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



A handwritten signature in black ink, reading "Dwight D. Sullivan". The signature is fluid and cursive, with a large, sweeping "S" at the end.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

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