AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
BUTLERS BEND RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Butlers Bend 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 certificate amends, restates and replaces in its entirety that certain Management Certificate of Butlers Bend Residential Community, Inc., recorded as Document No. 2024004865 in the Official Public Records of Montgomery County, Texas.

1. The name of the subdivision: Butlers Bend.

2. The name of the Association: Butlers Bend Residential Community, Inc., a Texas nonprofit corporation.

3. The recording data for the subdivision: All that certain real property located in Montgomery County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Butlers Bend, recorded in Document No. 2024004484, Official Public Records of Montgomery 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 Amended and Restated Management Certificate.

5. The name and mailing address of the Association: Butlers Bend Residential Community, Inc., c/o Goodwin & Company, 28420 Hardy Toll Road, Suite 210, Spring, Texas 77373, Attn: Kristen Craig.

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

Name:	Butlers Bend Residential Community, Inc. c/o Goodwin & Company
Mailing Address:	28420 Hardy Toll Road, Suite 210 Spring, Texas 77373
Attn:	Kristen Craig
Telephone Number:	(855) 289-6000
Email Address:	Kristen.Craig@goodwintx.com

7. Website to access the Association's dedicatory instruments: www.goodwintx.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 - Equal to one (1) annual installment of the Regular Assessments for the fiscal year

Transfer Fee - $275.00.

Builder Package Fee - $70.00.

Refinance Fee - $95.00.

Resale Certificate Fee - $375.00.

Updated Resale Certificate Fee - $75.00.

Resale Certificate Rush Fee (1 Business Day): $290.00.

Resale Certificate Rush Fee (3 Business Days): $190.00.

Resale Certificate Rush Fee (5 Business Days): $90.00.

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

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 21st day of March, 2024.

BUTLERS BEND RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: Amber MacLellan
Printed Name: Amber MacLellan
Title: President

STATE OF TEXAS §
§
COUNTY OF Montgomery §

This instrument was acknowledged before me on the 21 day of March, 2024, by Amber MacLellan, President of BUTLERS BEND RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)

Ashley Gonzales
Notary Public Signature

ASHLEY NICOLE GONZALES
Notary Public, State of Texas
Comm. Expires 02-28-2027
Notary ID 134228977

AFTER RECORDING RETURN TO:
Robert D. Burton, Esq.
Winstead PC
401 Congress Ave., Suite 2100
Austin, TX 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Butlers Bend, recorded in Document No. 2024004484, Official Public Records of Montgomery County, Texas, as the same may be amended from time to time.

2. Butlers Bend Adoption of Working Capital Assessment, recorded in Document No. 2024004805, Official Public Records of Montgomery County, Texas.

3. Butlers Bend Community Manual, recorded in Document No. 2024004806, Official Public Records of Montgomery County, Texas, as same may be amended and supplemented from time to time.

Doc #: 2024028432
Pages 5

E-FILED FOR RECORD
03/25/2024 02:19PM



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.

03/25/2024



L. Brandon Steinmann
County Clerk,
Montgomery County, Texas