



**SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
WESTWARD POINTE RESIDENTIAL COMMUNITY, INC.**

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

THIS MANAGEMENT CERTIFICATE AMENDS AND RESTATES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF WESTWARD POINTE RESIDENTIAL COMMUNITY, INC., RECORDED UNDER DOCUMENT NOS. 225341 AND 245596, OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS.

1. The name of the subdivision: Westward Pointe.
2. The name of the Association: Westward Pointe Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Austin County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Westward Pointe, recorded as Document No. 224040, in the Official Public Records of Austin County, Texas, as 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: Westward Pointe Residential Community, Inc., a Texas nonprofit corporation, c/o Inframark, 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:	Westward Pointe Residential Community, Inc., c/o Inframark
Attn:	Amanda England
Mailing Address:	2002 West Grand Parkway North, #100, Katy, TX 77449
Telephone Number:	346-305-8699
Email Address:	Amanda.England@inframark.com

7. Website to access the Association's dedicatory instruments:
www.inframarkims.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 = amount of annual Regular Assessments for the year in which the Lot is conveyed

Transfer Fee – Builder to Resident - \$225.00

Transfer Fee – Resident to Resident - \$275.00

Builder Certificate 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.

WESTWARD POINTE RESIDENTIAL COMMUNITY, INC., a
Texas nonprofit corporation

By: [Signature]
Name: Carey Estes
Title: Division Controller / HOA President

STATE OF TEXAS

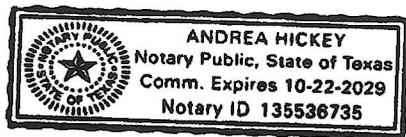
COUNTY OF Fort Bend

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This instrument was acknowledged before me on the 19th day of February, 2026, by
Carey Estes, HOA President of Westward Pointe Residential
Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)

[Signature]
Notary Public Signature



AFTER RECORDING RETURN TO:

Preston Patten, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: ppatten@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Westward Pointe, recorded under Document No. 224040, Official Public Records of Austin County, Texas, as same may be amended or supplemented from time to time.
 - (a) First Amendment to Declaration of Covenants, Conditions and Restrictions for Westward Pointe, recorded under Document No. 226557, Official Public Records of Austin County, Texas.
 - (b) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Westward Pointe, recorded under Document No. 242078, Official Public Records of Austin County, Texas.
2. Westward Pointe Community Manual, recorded under Document No. 224513, Official Public Records of Austin County, Texas.
 - a) Westward Pointe Residential Community, Inc. Supplement to the Community Manual, Supplemental Policies [2025 Legislative Updates], recorded under Document No. 254436, Official Public Records of Austin County, Texas.
3. Westward Pointe Adoption of Working Capital Assessment, recorded under Document No. 224514, Official Public Records of Austin County, Texas.
4. Notice of Plat Recordation – Westward Pointe [Sec 1 and Sec 2], recorded under Document No. 224515, Official Public Records of Austin County, Texas.
5. Notice of Plat Recordation – Westward Pointe [Sec 3 and Sec 4], recorded under Document No. 260679, Official Public Records of Austin County, Texas.

ATTACHMENT 1
SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE
WESTWARD POINTE

FILED AND RECORDED

Instrument Number: 260864

Instrument Type: PROPERTY OWNERS MANAGEMENT
CERTIFICATE

Filing and Recording Date: 02/19/2026 1:58 PM

Number of Pages: 5

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



Diane Day

Diane Day, County Clerk
Austin 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.