HOME OWNERS ASSOCIATION AMENDED MANAGEMENT CERTIFICATE

CROCKETT RESERVE HOME OWNERS ASSOCIATION, INC.

STATE OF TEXAS §
§
COUNTY OF POLK §

CROCKETT RESERVE HOME OWNERS ASSOCIATION, INC., a Texas non-profit corporation, files this Home Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

(1) The name of the Subdivision is CROCKETT RESERVE SUBDIVISION and THE CROCKETT MEADOWS SUBDIVISION.

(2) The name of the Association is **CROCKETT RESERVE HOME OWNERS ASSOCIATION** , Inc.

(3) The Crockett Reserve Subdivision, Section One a Subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in the office of the County Clerk of Montgomery County, Texas, on 19 March, 2020, and thereafter filed in the Plat Cabinet Z, Pages 6345 through 6352 or Under File Clerks Number 2020027127 in the Real Property Records of Montgomery County, Texas to which map or plat and its recording reference is hereby made for all intents and purposes. The Subdivision shall include any and all annexations filed for record with Montgomery County.

The Crockett Reserve Subdivision, Section Two a Subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in the office of the County Clerk of Montgomery County, Texas, on 12 July, 2021, and thereafter filed in the Plat Cabinet Z, Pages 7607 through 7612 or Under File Clerks Number 2021098129 in the Real Property Records of Montgomery County, Texas to which map or plat and its recording reference is hereby made for all intents and purposes. The Subdivision shall include any and all annexations filed for record with Montgomery County.

The Crockett Reserve Subdivision, Section Three a Subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in the office of the County Clerk of Montgomery County, Texas, on 22 November,2021, and thereafter filed in the Plat Cabinet Z, Pages 7983-7984 or Under File Clerks Number 2021161194 in the Real Property Records of Montgomery County, Texas to which map or plat and its recording reference is hereby made for all intents and purposes. The Subdivision shall include any and all annexations filed for record with Montgomery County.

The Crockett Meadows Subdivision, Section One a Subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in the office of the County Clerk of Montgomery County, Texas, on **1** April, 2024, and thereafter filed in the Plat Cabinet OAA , Pages 0410 through 0414 or Under File Clerks Number 2024031366 in the Real Property Records of Montgomery County, Texas to which map or plat and its recording reference is hereby made for all intents and purposes. The Subdivision shall include any and all annexations filed for record with Montgomery County.

The Crockett Meadows Subdivision, Section Two a Subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in the office of the County Clerk of Montgomery County, Texas, on **27** May, 2025, and thereafter filed in the Plat Cabinet OAA , Pages 1621 through 1624 or Under File Clerks Number in the Real Property Records of Montgomery County, Texas to which map or plat and its recording reference is hereby made for all intents and purposes. The Subdivision shall include any and all annexations filed for record with Montgomery County.

And the remainder of the certain 73.366 acre tract of land located within the H.S. Williamson Survey, A-635 and the H.B. Littlefield Survey, A-311, in Montgomery County, Texas commonly referred to as Crocket Meadows Sections 1,2, and 3 and more particularly described on "Exhibit A".

(4)

Original Declaration of Restrictive Covenants Conditions and Restrictions:

Filed under Document #20200333641 in the Real Property Records of Montgomery County, Texas.

Filed under Document # 2021166633 in the Real Property Records of Montgomery County, Texas.

Original Declaration of Restrictive Covenants Conditions and Restrictions Restated:

Filed under Document # 2020089800 in the Real Property Records of Montgomery County, Texas.

Abandonment and Nullification of Declaration of Restrictive Covenants Conditions and Restrictions:

Filed under Document # 2020089799 in the Real Property Records of Montgomery County, Texas

Filed under Document # 2021114049 in the Real Property Records of Montgomery County, Texas

Amended Declaration of Restrictive Covenants Conditions and Restrictions:

Filed under Document # 2021169984 in the Real Property Records of Montgomery County, Texas.

Filed under Document # 2022146644 in the Real Property Records of Montgomery County, Texas

Filed under Document # 2023093227 in the Real Property Records of Montgomery County, Texas

Supplemental Declaration of Restrictive Covenants Conditions and Restrictions:

Filed under Document # 2021114050 in the Real Property Records of Montgomery County, Texas

Non-Material Corrective Action under Sec 5.028, Texas Property Code:

Filed under Document # 2021173293 in the Real Property Records of Montgomery County, Texas.

Notice of Intent to Annex

Filed under Document # 2023093307 in the Real Property Records of Montgomery County, Texas.

Notice of Annexation

Filed under Document # 2024035699 in the Real Property Records of Montgomery County, Texas.

Amended and Restated Declaration of Restrictive Covenants, Conditions and Restrictions of Crockett Reserve and Crockett Meadows:

Filed under Document # 2024049914 in the Real Property Records of Montgomery County, Texas.

Amended and Restated Declaration of Restrictive Covenants, Conditions and Restrictions of Crockett Reserve and Crockett Meadows:

Filed under Document # 2025084406 in the Real Property Records of Montgomery County, Texas.

(5) The name and mailing address of the Association is: Crockett Reserve Home Owners Association, Inc., c/o WDHOA Association Management, LLC, 185 Cedar Point Drive, Livingston Texas 77351.

(6) The name and mailing address of the Association's Designated Representative is: WDHOA Association Management, LLC 185 Cedar Point Drive, Livingston, Texas 77351.

(7) The phone Number of the Association's Designated Representative is: (713) 589 3050.

(8) The DCC&R (Deed Restrictions), Fine Schedules, Rules, and this Certificate are posted at the Association Website wdg.cincwebaxis.com.

(9) Initial Sale transfer from Developer to Builder has no fee. Transfer from builder to initial owner has an administrative fee of $150.00 each subsequent transfer, resale, or refinance has a fee of $350.00.

(10) Landlords must register their tenants with the HOA, perform the required background checks, and pay a fee of $150.00 at least 3 days prior to occupancy per rental regardless of the length of rental. Minimum Permitted rental is 12 Months.

(11) Annual assessments for Maintenance fees automatically increase by 10% or the CPI whichever is greater each year in December. They can be increased by up to 20% annually by the Board of Directors, above this level requires a vote of the membership.

(12) Maintenance fees are due January 1st and late on January 31st of each year.

SIGNED THIS 12th DAY OF May 2026.

CROCKETT RESERVE HOME
OWNERS ASSOCIATION, INC.

By:_____
CHARLES VON SCHMIDT,
Managing Agent for
Crockett Reserve Home Owners
Association, Inc.

STATE OF TEXAS §
§
COUNTY OF POLK §

BEFORE ME, the undersigned authority, on this day personally appeared CHARLES VON SCHMIDT, managing agent of the Crockett Reserve Home Owners Association, Inc. and acknowledged to me that they executed the same for the purpose and in the capacity therein expressed.

Give under my hand and seal of office this 12 day of May 2026.

NOTARY PUBLIC, STATE OF TEXAS

After recording return to:
WDHOA Association Management, LLC
185 Cedar Point Drive
Livingston Texas 77351

TAMMY LIVINGSTON
NOTARY PUBLIC
STATE OF TEXAS
ID # 2190104
My Comm. Expires 06-01-2027

Schedule of Fees and Fines for Crockett Reserve Home Owners Association, Inc.

Effective 5/1/2026 supersedes and replaces all previous editions.

Fines for Violations of Article III. Any violation of the provision of Article III hereinabove shall be subject to a fine imposed by the Board of Directors of the Association in its sole and exclusive opinion in an amount not to exceed $250.00 per each violation. Each Day is a separate Violation. Such fines shall become a part of the maintenance assessments created pursuant to Article VII hereof and shall be subject to collection as expressly provided therein.

Paragraph 7.6 Any assessment, annual or special, or other charges assessed in accordance with Sections 3, 4, 7, 8 or elsewhere not paid within thirty-one (31) days after its due date shall bear interest from the due date at the rate of eighteen (18) percent or the maximum allowable by law per annum on the unpaid balance plus a $10.00 per month service fee.

Paragraph 8.2 Any exercise of discretionary authority by the Association concerning a covenant created by the Declaration is presumed reasonable unless the court determines by a preponderance of the evidence the exercise of discretionary authority was arbitrary, capricious, or inconsistent with the scheme of the development. The referenced paragraph provides for the imposition of fees and fines levied by the Property Owner's Association.

Texas Property Code Section 209.008 A Property Owner's Association may collect reimbursement of attorney's fees and other reasonable cost incurred by the association relating to collecting amounts, including damages, due the association for enforcing the restrictions or By-laws of the Association.

Texas Property Code 209.0061. You may request a hearing before the Board. To request a hearing, you must make such request in writing on or before the 30th day after this notice is mailed. Your written request for a hearing should be submitted to the HOA office or by certified mail to 185 Cedar Point Drive Livingston, Texas 77351.

> If you request a hearing within the allotted time, the HOA will schedule one within thirty (30) days of the receipt of your request and will provide you with notice of the date, time, and place of hearing not later than ten (10) days before the hearing date. You or the Board may request a postponement of the hearing of up to ten (10) days. You or the Board may choose to make an audio recording of the hearing. If you have a hearing before a committee appointed meeting by the Board, you have the right to appeal the decision of the committee by providing written notice of your appeal to the Board at the HOA office provided above.

The Structure for the Fees and Fines Shall be:

Administrative Processing (Transfer) Fee	Fees
Developer to Builder	$0
Builder to Initial Owner	$150.00
Subsequent Transfers or Refinance	$350.00
Rental Fee for Landlords	$150.00 per Occurrence
HOA Resale Certificate	$75.00
HOA Resale Certificate (Rush 2 day)	$225.00
Regular Mail Correspondence Including Billing Requested under 5.1	$5.00
Late Fee Notice	$25.00
Certified Letter Fee	$35.00
Courtesy Notice	$5.00
Fee for Filing Lien Against Property	$250.00
Late Fee for Unpaid Regular and Special Assessments	18% APR + $10.00 Mo
Returned Check (NSF) (plus late fees)	$50.00
Security Key Deposit (Refundable)	$50.00
Post Office Box Key (Non-refundable)	$ NA
Programmable Device	$50.00 per Each
Fee for failure to Return Waste Receptacle	$300.00 per each
Open Records Requests	$55.00 per Hour + $ .45 per Page
Credit Reporting	$25.00 + Mailing Fee per Month/ per Homeowner

Foreclosure Proceedings-Attorney Fees & Court Cost

Initial Request by HOA to Attorney to Foreclose	$300.00
Transfer of File from HOA to Attorney	$300.00
Initial Intent to Foreclose Letter from Attorney	$450.00
Preparation of Notice to Foreclose	$2,250.00
Actual Foreclosure Proceedings in Court up to 10 hours	$5,000.00
Additional Hours	$400.00
Notice to Cease Foreclosure Proceedings	$400.00

Post Foreclosure Proceedings

Administrative Cost	$350.00
Recording and Preparation of Deed of Trust	$350.00
Foreclosure Redemption Fee	$500.00
Prepare and Record Deed of Trust back to Property Owner	$350.00
Reinstate Owner in Records (Treated as a Subsequent Transfer)	$350.00

Fines

Violation of 3.01	Land Use Paint etc.	$25.00 per Day
Violation of 3.05	Location of Improvements	$25.00 per Day
Violation of 3.07	Noxious Odors, Unsanitary Conditions, Others	$25.00 per Day
Violation of 3.07	Vandalizing, Theft, Damage to HOA Property	$200.00 per Occurrence + repairs or replacement
Violation of 3.08	Unauthorized Use of Temporary Structures	$25.00 per Day
Violation of 3.09	Unauthorized Storage Buildings	$25.00 per Day
Violations of 3.10	Vehicles and Parking	$25.00 per Day
Violations of 3.11	Mineral Operations	$2,500.00 per Day
Violations of 3.12	Exceeding max number of Pets on Lot	$25.00 per Day
Violations of 3.12	Unapproved Type of Pet (Dogs and Cats Only)	$25.00 per Day
Violations of 3.12	Pet Waste off lot	$25.00 per Occurrence
Violations of 3.12	Pet off Leash outside fenced yard	$25.00 per Occurrence
Violations of 3.12	Unapproved Breed	$25.00 per Day
Violations of 3.12	Dog Biting Person or Pet	$200.00 per Occurrence
Violations of 3.12	Dog in Pool Area	$100.00 per Occurrence
Violations of 3.13	Exterior Lighting	$25.00 per Day
Violations of 3.14	Visual Obstructions at Intersection	$25.00 per Day
Violations of 3.15	Other than Burning	$25.00 per Day
Violations of 3.15	Burning	$25.00 per Occurrence
Violations of 3.16	Signs, Flags Etc.	$25.00 per Day
Violations of 3.17	Antennas, Satellites etc.	$25.00 per Day
Violations of 3.18	Noise exceed Permitted Levels 7a-10p	$25.00 per Occurrence
Violations of 3.18	Noise exceed Permitted Levels 10p-7a	$100.00 Per Occurrence
Violations of 3.19	Fences	$25.00 per Day
Violations of 3.23	No Business Use	$25.00 per Day
Violations of 3.24	Rental to Registered Sex Offender	$25.00 per Day
Violations of 3.25	Exceeding Maximum Occupants	$25.00 per Day
Violations of 3.26	Unapproved Ingress or Egress from Subdivision	$25.00 per Occurrence
Violations of 3.27	Speeding	$50.00 per Occurrence
Violations of 3.28	Painting and yard Art	$25.00 per Day
Violations of 3.29	Religious or Political Use of Lots	$25.00 per Day
Violations of 3.30	Outside Plumbing Facility	$25.00 per Day
Violations of 3.31	Discharge of Firearm	$200.00 per Occurrence
Violations of 3.32	Excess or Unauthorized Garage Sales	$25.00 per Day
Violations of 3.33	Boats in Ponds	$25.00 per Occurrence
Violations of 3.34	Unauthorized Fishing in Ponds	$25.00 per Occurrence
Violations of 3.35	Dumping off Property	$200.00 per Occurrence
Violations of 3.35	Littering or Leaving Trash	$50.00 per Occurrence
Violations of 3.36	Unauthorized Fireworks	$200.00 per Occurrence
Violations of 3.38	Failure to submit Lease Information	$25.00 per Day
Violations of 3.39	Unauthorized, or No Window Treatments	$25.00 per Day
Violations of 3.40	Leasing Issues	$25.00 per Day
Violations of 3.40	Leasing Issues Prohibited Short Term Rental	$100.00 per Day
Violations of 3.41	Blocking Easements	$25.00 per Day
Violations of 3.42	Blocking altering Drainage and Ditches	$25.00 per Day
Violations of 3.43	Unapproved or no Swimming Pool Enclosures	$25.00 per Day
Violations of 3.45	Security Equipment Violations	$25.00 per Day
Violations of 3.46	Swimming, Jumping, Wading in Ponds	$25.00 per Occurrence

Any repetition of a violation in any category during the same 12 month period shall automatically be escalated to enforcement level as if the required number of days to correct or dispute had expired without the need for any delay. As such there shall be no cure period, no appeal unless the previous offence is under appeal or in the initial cure period. Repeated offenses as described shall have fines commence on day one of the offence.

The attached Schedule of Fees and Fines is approved this 12 day of May 20 26 to be recorded in the Clerk of Montgomery County.

CROCKETT RESERVE HOME OWNERS ASSOCIATION, INC.

By: _____

CHARLES VON SCHMIDT,
Managing Agent of Crockett Reserve Home Owners Association, Inc.

STATE OF TEXAS §
§
COUNTY OF POLK §

BEFORE ME, the undersigned authority, on this day personally appeared CHARLES VON SCHMIDT, Managing Agent of the Crockett Reserve Home Owners Association, Inc. and acknowledged to me that they executed the same for the purpose and in the capacity therein expressed.

Give under my hand and seal of office this the 12th day of May 20 26

NOTARY PUBLIC, STATE OF TEXAS

After recording return to:
WDHOA Association Management, LLC
185 Cedar Point Drive
Livingston, Texas 77351

TAMMY LIVINGSTON
NOTARY PUBLIC
STATE OF TEXAS
ID # 2190104
My Comm. Expires 06-01-2027

Doc #: 2026048936
Pages 7

E-FILED FOR RECORD
05/13/2026 09:05AM



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.

05/13/2026

