Doc# 20250129469 07/16/2025 02:05 PM Page 1 of 4 Lucy Adame-Clark, Bexar County Clerk _

MANAGEMENT CERTIFICATE OF WINDSONG COMMUNITY, INC.

The undersigned, being an officer of Windsong Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

- 1. <u>The name of the subdivision</u>: Windsong.
- 2. <u>The name of the association</u>: Windsong Community, Inc., a Texas non-profit corporation.
- 3. <u>The recording data for the subdivision</u>: All that certain real property located in Bexar County, Texas, made subject to that certain <u>Declaration of Covenants, Conditions and</u> <u>Restrictions for Windsong</u>, recorded as Document No. 20250128848, in the Official Public Records of Bexar County, Texas, as the same may be amended from time to time (the "Declaration").
- 4. <u>The recording data for the Declaration and any amendments to the Declaration</u>: See <u>Exhibit "A"</u> attached hereto.
- 5. <u>The name and mailing address of the association</u>: Windsong Community, Inc., c/o Lifetime HOA Management, 18585 Sigma Road, Suite 104, San Antonio, Texas 78258.
- 6. <u>The name, mailing address, telephone number, email address of the person managing the association</u>:

Name:	Lifetime HOA Management
Mailing Address:	18585 Sigma Road, Suite 104, San Antonio, Texas 78258
Attn:	Rey Sauceda
Telephone Number:	210-504-8484
Email Address:	Contact@LifetimeHOAManagement.com

- 7. <u>Website to access the Association's dedicatory instruments</u>: www.lifetimehoamanagement.com
- 8. <u>Amount and description of fees related to property transfer in the subdivision</u>: The Association fees are in the following amounts:

Working Capital Assessment - \$400.00

Transfer Fee - \$200.00

Resale Certificate Fee - \$375.00

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This Certificate is effective as of the date it is recorded in the Official Public Records of Bexar County, Texas.

	WINDSONG COMMUNITY, INC.,		
	a Texas non-profit corporation		
	By:		
	Printed Name: Marcus Marca		
	Title: <u>President</u>		
	ł.		
STATE OF TEXAS	§		
Tavia	§		
COUNTY OF	§		
	ledged before me on the $\frac{14}{14}$ day of $\frac{14}{16}$, 2025, by		
This instrument was acknow			
Marcus Moreno			
COMMUNITY, INC., a Texas non-profit corporation, on behalf of said non-profit corporation.			
	1. 1. 2. 1		
	Wizell L'Allering		
(SEAL) AUSTIN DOLM	- A Tayaal		
Comm. Expires 04			
Notary ID 1336	96856		
	and a second		

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq. Winstead PC 600 W 5th St., Suite 900 Austin, Texas 78701 Email: <u>rburton@winstead.com</u> Doc# 20250129469 07/16/2025 02:05 PM Page 3 of 4 Lucy Adame-Clark, Bexar County Clerk_

EXHIBIT "A"

RECORDING INFORMATION FOR THE DECLARATION AND RELATED DOCUMENTS

- 1. <u>Declaration of Covenants, Conditions and Restrictions for Windsong</u>, recorded as Document No. 20250128848, Official Public Records of Bexar County, Texas.
- 2. <u>Windsong Community Manual</u>, recorded as Document No. 20250129243, Official Public Records of Bexar County, Texas.
- 3. <u>Windsong Design Guidelines</u>, recorded as Document No. 20250129233, Official Public Records of Bexar County, Texas.
- 4. <u>Adoption of Working Capital Assessment for Windsong</u>, recorded as Document No. 20250129228, Official Public Records of Bexar County, Texas.

File Information

eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY LUCY ADAME-CLARK, BEXAR COUNTY CLERK

Document Number:	20250129469
Recorded Date:	July 16, 2025
Recorded Time:	2:05 PM
Total Pages:	4
Total Fees:	\$33.00

** THIS PAGE IS PART OF THE DOCUMENT **

** Do Not Remove **

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 7/16/2025 2:05 PM

