

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
WINDROSE GREEN COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

WINDROSE GREEN COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, files this Property 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 Windrose Green;
- (2) the name of the Association is Windrose Green Community Association, Inc.;
- (3) the Subdivision is recorded in the Map and Plat Records of Brazoria County, Texas, as follows:
 - (a) Windrose Green, Section One, under Document No. 2021062480;
 - (b) Windrose Green, Section Two, under Document No. 2023042778;
 - (c) Windrose Green, Section Three, under Document No. 2023042781;
 - (d) Windrose Green, Section Four, under Document No. 2025026022;
 - (e) Windrose Green, Section Five, under Document No. 2025021181;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Brazoria County, Texas, as follows:
 - (a) Declaration of Covenants, Conditions and Restrictions for Windrose Green, under Clerk's File No. 2021061884;
 - (b) Amendment to the Covenants, Conditions and Restrictions for Windrose Green, under Clerk's File No. 2023054922;
 - (c) Declaration of Annexation, Section 2 under Clerk's File No. 2023048105;
 - (d) Declaration of Annexation, Section 3 under Clerk's File No. 2023048106;
 - (e) Declaration of Annexation, Section 4 under Clerk's File No. 2025028951; and
 - (f) Declaration of Annexation, Section 5 under Clerk's File No. 2025026545;

(5) the name and mailing address of the Association is:

- (a) Windrose Green Community Association, Inc., c/o KRJ Management, 1800 Augusta Drive, Suite 200, Houston, Texas 77269;

(6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

- (a) KRJ Management, 1800 Augusta Drive, Suite 200, Houston, Texas 77269;
- (b) (713) 600-4000;
- (c) smile@krjcares.com;

(7) The Association's website address is: www.krjcares.com ;

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- (a) Resale Certificate Fee- \$375.00;
- (b) Update Resale Certificate Fee - \$75.00;
- (c) Transfer Fee - \$350.00;
- (d) Refinance Fee - \$177.00;
- (e) Rush Fee - \$60.00
- (f) Capital Reserve Contribution/ Capitalization Fee [Declaration Article IV, Section 11] – Upon acquisition of title to a Lot a payment shall be made by or on behalf of the purchaser of the Lot to the Association in an amount equal to the Annual Assessment for the year of the conveyance. The amount of the Capital Reserve Contribution for 2025 is \$825.00. Some exemption may apply. For future years, the Capital Reserve Assessment must be verified by the Association.

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 31 DAY OF October, 2025.

By: [Signature], on behalf of
KRJ Management, Managing Agent for
Windrose Green Community Association, Inc.

Athena Hendrickson
Print Name

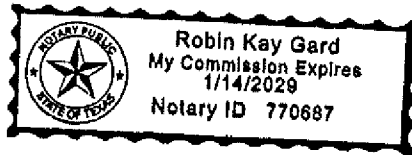
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BEFORE ME, the undersigned authority, on this day personally appeared Athena Hendrickson, of KRJ Management, Managing Agent for Windrose Green Community Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 31 day of October, 2025.

[Signature]
Notary Public, State of Texas

E-RECORDED BY:
HOLTTOLLETT, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024



FILED and RECORDED

Instrument Number: 2025053159

Filing and Recording Date: 11/03/2025 09:58:15 AM Pages: 4 Recording Fee: \$33.00

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



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

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

cclerk-tonya