

WINDHAVEN OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE - DENTON COUNTY

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **Windhaven Owners Association**, certifies as to the following:

1. The name of the subdivision is:

WINDHAVEN

2. The name of the association is:

WINDHAVEN OWNERS ASSOCIATION

3. The recording data for the subdivision (plat) is:

Declaration of Covenants, Conditions, and Restrictions

Doc. 2014-113416

4. The recording data for the declaration (including covenants, bylaws, and rules and regulations) is:

Owners Manual of Rules and Regulations

Doc. 2014-113083

Bylaws of Windhaven Owners Association

Doc. 2014-113088

Articles of Incorporation

Doc. 2014-119753

CCR Violation and Fine Structure

Doc. 2017-135866

5. The recording data for each amendment to the declaration (including covenants, bylaws, and rules and regulations) is:

**Amendment to Declaration of Covenants,
Conditions, and Restrictions**

Doc. 2017-15890

**First Amendment to Owners Manual of
Rules and Regulations**

Doc. 2017-1842

6. The mailing address for the association is as follows:

WINDHAVEN OWNERS ASSOCIATION

c/o Vision Communities Management Incorporated

5757 Alpha Road, Ste. 680

Dallas, Texas 75240

7. The name, address, telephone number, and email address of the person managing the association or the association's designated representative are as follows:

Vision Communities Management Incorporated

5757 Alpha Road, Ste. 680

Dallas, Texas 75240

Phone: (972) 612-2302
Email: info@vcmtexas.com

8. The website address on which the association's dedicatory instruments are available:

<https://windhaven.nabrnetwork.com/>

9. The following fees are charged by the association relating to a transfer of property within the association:

Resale Certificate:	\$340.00
Statement of Account:	\$50.00
Refinance Certificate:	\$50.00
Transfer Fee to management company:	\$250.00
Covenant Compliance Inspection Fee:	\$200.00
Home Resale Fee:	One-half the annual assessment
New Home Sale Fee:	\$250.00 to reserve fund
	\$250.00 to operating fund

EXECUTED as of 4/17, 2023.

Vision Communities Management
Incorporated as managing agent for the
association

By (signature): S. Baldwin

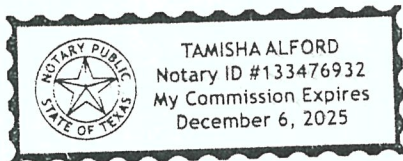
Name (printed): Shannon Baldwin

Title: COO

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 17 day of April, 2023, by Shannon Baldwin (name), the COO (title) authorized agent for Vision Communities Management Incorporated.



Tamisha Alford
Notary Public – The State of Texas

After Recording, Please Return To:
Vision Communities Management Incorporated
5757 Alpha Road, Suite 680
Dallas, TX 75240