

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
WINDROSE COMMUNITY ASSOCIATION, INC.

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THE STATE OF TEXAS       §  
  §  
COUNTY OF HARRIS       §

The undersigned, being the Managing Agent of Windrose Community Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas (the "**Association**"), submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any Management Certificate previously recorded:

1. Names of Subdivision: The names of the subdivision are Windrose, Oak Moss Village, Eagle Bend, Pinaster Pointe, PineLakes Promenade, Windrose Eaglewood, Windrose Auburn Ridge, and Windrose West, collectively referred to as "**Windrose**".
2. Name of Property Owners' Association: The name of the Association is Windrose Community Association, Inc.
3. Recording Data for the Subdivision:

Oak Moss Village, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 390059 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Oak Moss Village, Section Two (2), a subdivision in Harris County, Texas, according to the Map or Plat thereof recorded under Film Code No. 398112 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Oak Moss Village, Section Three (3), a subdivision in Harris County, Texas, according to the Map or Plat thereof recorded under Film Code No. 533217 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Eagle Bend, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 390053 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Eagle Bend, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 399134 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Eagle Bend, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 451120 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Pinaster Point, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 390047 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Pinaster Pointe, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 399140 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

PineLakes Promenade, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 398149 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

PineLakes Promenade, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 437002 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Windrose Eaglewood, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 436147 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Windrose Eaglewood, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 454018 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Windrose Eaglewood, Section Four (4), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 451127 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Windrose Eaglewood, Section Five (5), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 478082 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Windrose Tract SF-13, including Lots 1 through 18, Block 1 and Restricted Reserves A, B and C, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 432021 of the Map

Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Windrose Tract SF-16, including Lots 1 and 2, Block 1, Lots 1 through 20, Block 2, Lots 1 through 53, Block 3, Lots 1 and 2, Block 4, and Lots 1 through 12, Block 5 and Restricted Reserves A, B, C, D, E, F, G, and H, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 432025 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Windrose Auburn Ridge, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 472134 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Windrose West, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 490110 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Windrose West, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 499116 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Windrose West, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 515050 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Windrose West, Section Four (4), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 523275 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Windrose West, Section Five (5), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 526290 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Windrose West, Section Six (6), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 530040 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Windrose West, Section Seven (7), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 555085 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Windrose West, Section Eight (8), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 531192 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Windrose West, Section Nine (9), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 542045 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Windrose West, Section Ten (10), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 541115 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Windrose West, Section Eleven (11), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 541119 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Windrose West, Section Twelve (12), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 556244 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Windrose West, Section Thirteen (13), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 556248 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Windrose West, Section Fourteen (14), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 576205 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Windrose West, Section Fifteen (15), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 570236 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Wyndham Trail, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 567207 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:

- a. Document:

- (1) Declaration of Covenants, Conditions and Restrictions for Windrose Community Association, Inc.
- (2) Amendment to Declaration of Covenants, Conditions and Restrictions for Windrose Community Association, Inc.
- (3) Supplementary Declaration of Covenants, Conditions and Restrictions for Eagle Bend, Section One (1).
- (4) Supplementary Declaration of Covenants, Conditions and Restrictions for Pinaster Pointe.
- (5) Supplementary Declaration of Covenants, Conditions and Restrictions for Windrose Community Association, Inc. Covering Oak Moss Village, Section Two.
- (6) Supplementary Declaration of Covenants, Conditions and Restrictions for Windrose Community Association, Inc., covering Eagle Bend, Section Two.
- (7) Supplementary Declaration of Covenants, Conditions and Restrictions for Windrose Community Association, Inc., covering Pinaster Pointe, Section Two.
- (8) Supplementary Declaration of Covenants, Conditions and Restrictions for Windrose Community Association, Inc., covering PineLakes Promenade, Section One.
- (9) Supplementary Declaration of Covenants, Conditions and Restrictions for Windrose Community Association, Inc., covering Promenade, Section One.
- (10) Supplementary Declaration of Covenants, Conditions and Restrictions for Windrose Community Association, Inc., covering Windrose Trace SF-13.
- (11) Supplementary Declaration of Covenants, Conditions and Restrictions for Windrose Community Association, Inc., covering Windrose Tract SF-16.
- (12) Supplementary Declaration of Covenants, Conditions and Restrictions for Windrose Community Association, Inc., covering PineLakes Promenade, Section Two.
- (13) Supplementary Declaration of Covenants, Conditions and Restrictions for Windrose Community Association, Inc., covering Windrose Eaglewood, Section One.
- (14) Supplementary Declaration of Covenants, Conditions and Restrictions for Windrose Community Association, Inc., covering Windrose Eaglewood, Section One.
- (15) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose Eagle Bend Section 3.

- (16) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose Eaglewood Section Two.
- (17) Supplementary Declaration of Covenants, Conditions and Restrictions for Windrose Community Association, Inc., covering Windrose Auburn Ridge Section Three.
- (18) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose Eaglewood, Section Five.
- (19) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose West, Section One.
- (20) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose West, Section Two.
- (21) Correction to Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose West, Section Two.
- (22) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose West, Section Three.
- (23) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose West, Section Four.
- (24) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose West, Section Eight (Phase I).
- (25) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose West, Section Five.
- (26) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose Oak Moss Village, Section Three.
- (27) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose West, Section Six.
- (28) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose West, Section Eleven.
- (29) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose West, Section Nine.

- (30) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose West, Section Ten.
- (31) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose West, Section Eleven.
- (32) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose West, Section Twelve.
- (33) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose West, Section Seven.
- (34) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose West, Section Thirteen.
- (35) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose West, Section Fifteen.
- (36) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose West, Section Fourteen.

b. Recording Information:

- (1) Harris County Clerk's File No. S549311.
- (2) Harris County Clerk's File No. S583809.
- (3) Harris County Clerk's File No. S549312.
- (4) Harris County Clerk's File No. S549313.
- (5) Harris County Clerk's File No. T088472.
- (6) Harris County Clerk's File No. T088474.
- (7) Harris County Clerk's File No. T088473.
- (8) Harris County Clerk's File No. T267756.
- (9) Harris County Clerk's File No. T267758.
- (10) Harris County Clerk's File No. U130981.
- (11) Harris County Clerk's File No. U130980.
- (12) Harris County Clerk's File No. U284015.
- (13) Harris County Clerk's File No. U284017.
- (14) Harris County Clerk's File No. U744520.
- (15) Harris County Clerk's File No. U794303.
- (16) Harris County Clerk's File No. U952858.
- (17) Harris County Clerk's File No. V110503.
- (18) Harris County Clerk's File No. V343087.
- (19) Harris County Clerk's File No. V504843.
- (20) Harris County Clerk's File No. V504844.
- (21) Harris County Clerk's File No. V666086.
- (22) Harris County Clerk's File No. V878545.
- (23) Harris County Clerk's File No. W423485.

- (24) Harris County Clerk's File No. W791500.
- (25) Harris County Clerk's File No. W858338.
- (26) Harris County Clerk's File No. W858341.
- (27) Harris County Clerk's File No. W912333.
- (28) Harris County Clerk's File No. X213388.
- (29) Harris County Clerk's File No. X311036.
- (30) Harris County Clerk's File No. X395195.
- (31) Harris County Clerk's File No. X776623.
- (32) Harris County Clerk's File No. X941844.
- (33) Harris County Clerk's File No. X968786.
- (34) Harris County Clerk's File No. Y089929.
- (35) Harris County Clerk's File No. Y273365.
- (36) Harris County Clerk's File No. 20070125055.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Windrose Community Association, Inc., c/o Chaparral Management Company, LLC - Spring, P.O. Box 681007, Houston, Texas 77268.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Chaparral Management Company, LLC - Spring. Address: P.O. Box 681007, Houston, Texas 77268. Phone No.: 281.537.0957. Email Address: cmc@chaparralmanagement.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.chaparralmanagement.com (use the "find my community" search bar to locate the community webpage).
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update Fee	\$ 75.00
Rush Fees (for sooner than 10 business days)	\$300.00 1 business day; \$200.00 3 business days; \$100.00 5 business days
Compliance Inspection Fee (optional)	\$ 120.00
Transfer Fee	\$ 275.00
Legal Fee Preparation	\$ 50.00



EXECUTED on this 7<sup>th</sup> day of February, 2022.

WINDROSE COMMUNITY  
ASSOCIATION, INC.

By: Chaparral Management Company, LLC,  
Managing Agent

By: Lisa Murillo  
Printed: Lisa Murillo  
Its: Managing Agent

This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision or to report all information pertinent to the subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS           §  
   §  
COUNTY OF HARRIS         §

BEFORE ME, the undersigned notary public, on this day personally appeared Lisa Murillo, Managing Agent of Chaparral Management Company, LLC, Managing Agent of Windrose Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 7<sup>th</sup> day of February, 2022, to certify which witness my hand and official seal.

Sarah Suzanne Shaw  
Notary Public in and for the State of Texas



RP-2022-67484  
# Pages 10  
02/07/2022 02:15 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$50.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or  
use of the described real property because of color or  
race is invalid and unenforceable under federal law.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2022-67484