

VG-342-2024-1159

Denton County
Juli Luke
County Clerk

Instrument Number: 1159

Real Property Recordings
MISCELLANEOUS

Recorded On: January 04, 2024 09:32 AM

Number of Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

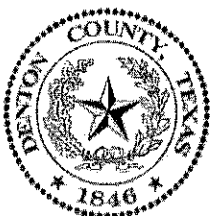
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1159
Receipt Number: 20240104000124
Recorded Date/Time: January 04, 2024 09:32 AM
User: Melissa K
Station: Station 43

Record and Return To:

AAMC
2651 SAGEBRUSH #116
FLOWER MOUND TX 75028



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

MANAGEMENT CERTIFICATE
For
WINDSOR PARK ESTATES HOMEOWNERS' ASSOCIATION, LLC

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owner's association hereby records this management Certificate for Windsor Park Estates Homeowners' Association.

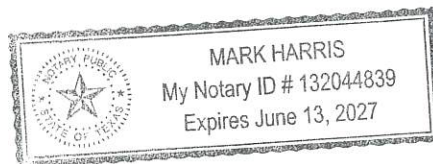
1. Name of the Subdivision: Windsor Park
2. Name of the Association: Windsor Park Homeowners Association, Inc.
3. Recording data for the Subdivision: Windsor Park, according to the plat recorded in the document 1993-60440 volume I, page331, Official Public Records of Denton County, Texas
4. Recording data for the Declaration and Declaration amendments: Documents 007365, 2006601 t 011397, 93-R0060709, 93R0060441, Official Public Records of Denton County, Texas.
5. Name and mailing address of the Association: Windsor Park Homeowners' Association, Inc. c/o AAMC 2651 Sagebrush Dr #116 Flower Mound, TX 75028
6. Name, mailing address, phone number & email for designated representative:
Accelerated Association Management Company
2651 Sagebrush Dr #116
Flower Mound, TX 75028

7. Website address where all dedicatory instruments can be found:

www.acceleratedmgmt.com

8. Fees charged by Association related to a property transfer:

HOA Transfer Fee \$125
Resale Certificate: \$375
Resale Certificate Update: \$75
Rush Fees to expedite \$75
Transfer Fee management \$300



WINDSOR PARK ESTATES HOMEOWNERS' ASSOCIATION, LLC

IN WITNESS WHEREOF, this management Certificate is hereby executed by its duly authorized agent on this 2 day of January, 2024.

By: _____

Jamie Morris- Accelerated Association Management Company, LLC,

Sworn to, acknowledged and subscribed before me, under my official hand and seal of office this 2 day of January, 2024.

After Recording, Please
Return To:
AAMC
2651 Sagebrush DR #116
Flower Mound, TX 75028
info@acceleratedmgmt.com

Notary Public
State of Texas

Mark Harris
Printed Name
My Commission Expires: 06/13/2027