

WINDSOR LAKES HOMEOWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Windsor Lakes Homeowners Association, Inc.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: Windsor Lakes Sections 1 through 11.

Name of the Association: Windsor Lakes Homeowners Association, Inc.

Recording Data for Association:

The Subdivision is recorded according to the **Map and Plat Records** in Montgomery County, Texas, as follows;

- (a) The **Woodlands Windsor Lakes Sec 1**, recorded under **Cabinet T**, Sheet 36, **along with any supplements or replats thereof**;
- (b) **Amending Plat of Windsor Lakes Section Two (2)**, recorded under **Cabinet U**, Sheet 54, **along with any supplements or replats thereof**;
- (c) The **Woodlands Windsor Lakes Sec 3**, recorded under **Cabinet U**, Sheet 49, **along with any supplements or replats thereof**;
- (d) The **Woodlands Windsor Lakes Section Four (4)**, recorded under **Cabinet U**, Sheet 14, **along with any supplements or replats thereof**;
- (e) The **Woodlands Windsor Lakes Sec 5**, recorded under **Cabinet U**, Sheet 18, **along with any supplements or replats thereof**;
- (f) The **Woodlands Windsor Lakes Sec 6**, recorded under **Cabinet T**, Sheet 44, **along with any supplements or replats thereof**;
- (g) The **Woodlands Windsor Lakes Section Seven (7)**, recorded under **Cabinet V**, Sheet 165, **along with any supplements or replats thereof**;
- (h) The **Woodlands Windsor Lakes Section Eight (8)**, recorded under **Cabinet V**, Sheet 169, **along with any supplements or replats thereof**;
- (i) The **Woodlands Windsor Lakes Section Nine (9)**, recorded under **Cabinet W**, Sheet 26, **along with any supplements or replats thereof**;
- (j) The **Woodlands Windsor Lakes Section Ten (10)**, recorded under **Cabinet W**, Sheet 23, **along with any supplements or replats thereof**;
- (k) The **Woodlands Windsor Lakes Sec 11**, recorded under **Cabinet X**, Sheet 40, **along with any supplements or replats thereof**.

Recording Data for Restrictions:

The Declarations for the Association are recorded in the **Official Public Records of Montgomery County, Texas**, along with any amendments or supplements thereto, as follows:

- (a) **Declaration of Covenants, Conditions and Restrictions for Windsor Lakes**, under **Montgomery County Clerk's Document No. 2003068161**, **along with any amendments or supplements thereto**;
- (b) **Supplemental Declaration of Covenants, Conditions, and Restrictions for Windsor Lakes**, under **Clerk's Document No. 2003145155**;
- (c) **Supplemental Declaration of Covenants, Conditions, and Restrictions for Windsor Lakes (Amendment)**, under **Clerk's Document No. 2004138262**;

- (d) Supplemental Declaration of Covenants, Conditions, and Restrictions for Windsor Lakes Homeowners Association (Sections 9 & 10), under Clerk's Document No. 2005058588;
- (e) Supplemental Declaration of Covenants, Conditions, and Restrictions for Windsor Lakes (Section 11), under Clerk's Document No. 2006054020;
- (f) Windsor Lakes Homeowners Association Resolution, under Clerk's Document No. 2009019959;
- (g) Amended and Restated By-Laws of Windsor Lakes Homeowners Association, Inc., under Clerk's Document No. 2007026386;
- (h) Windsor Lakes Homeowners Association Board of Directors Resolution Concerning Use of the Lake Area, under Clerk's Document No. 2009083186;
- (i) Windsor Lakes Homeowners Association Board of Directors Resolution Concerning Recreational Vehicle Parking in the Windsor Lodge Parking Lot, under Clerk's Document No. 2009083187;
- (j) Windsor Lakes Homeowners Association Board of Directors Resolution Concerning Use of Motorized Vehicles in Common Areas, under Clerk's Document No. 2009083188;
- (k) Windsor Lakes Homeowners Association, Inc. Records Retention Policy, under Clerk's Document No. 2011107354;
- (l) Windsor Lakes Homeowners Association, Inc. Payment Plan Policy, under Clerk's Document No. 2011107355;
- (m) Windsor Lakes Homeowners Association, Inc. Books and Records Production Policy, under Clerk's Document No. 2011107356;
- (n) Windsor Lakes Homeowners Association, Inc. Regulation of Solar Panels, Roof Shingles, Flags, Flag Poles, Religious Items and Rain Barrels, under Clerk's Document No. 2011107357;
- (o) Windsor Lakes Homeowners Association, Inc. First Amendment to the Windsor Lakes Residential Development Standards, under Clerk's Document No. 2012069968;
- (p) Amended Resolution of the Board of Directors of Windsor Lakes Homeowners Association, Inc. Concerning Residential Sprinkler Systems, under Clerk's Document No. 2013033717;
- (q) Windsor Lakes Homeowners' Association Schedule of Fines for Violations of Covenants, Conditions and Restrictions (CCR'S) for Windsor Lakes, under Clerk's Document No. 2009019961;
- (r) Windsor Lakes Homeowners Association, Inc. Amendment to the Clubhouse, Information, Rules & Regulations, under Clerk's Document No. 2014061242;
- (s) Windsor Lakes Homeowners Association, Inc. Rules and Regarding Leasing and Short-Term Leasing Prohibition, under Clerk's Document No. 2020049026;
- (t) Windsor Lakes Homeowners Association, Inc. ACC Denial Letter and Appeal Hearing Policy, under Clerk's Document No. 2021132947;
- (u) Windsor Lakes Homeowners Association, Inc. Religious Display Policy, under Clerk's Document No. 2021132948;
- (v) Windsor Lakes Homeowners Association, Inc. Security Measures Policy, under Clerk's Document No. 2021132971;
- (w) Windsor Lakes Homeowners Association, Inc. Deed Restriction Violation Hearing Policy, under Clerk's Document No. 2021132972;
- (x) Windsor Lakes Homeowners Association, Inc. Swimming Pool Enclosure Policy, under Clerk's Document No. 2021132973;
- (y) Windsor Lakes Homeowners Association, Inc. Large Contract Bid Solicitation Policy, under Clerk's Document No. 2021132977;
- (z) Windsor Lakes Homeowners Association, Inc. Amended Policy Resolution for Collection of Delinquent Assessments, under Clerk's Document No. 2021135535;
- (aa) Windsor Lakes Homeowners Association, Inc. Amended Resolution Concerning Insurance Matters, under Clerk's Document No. 2022019653.

Name and Mailing Address for Association

Windsor Lakes Homeowners Association, Inc.
c/o Principal Management Group of Houston
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041

Name, Mailing Address, Telephone Number, and E-Mail Address of Person Managing the Association or its Designated Representative

Principal Management Group of Houston
c/o PMG Conveyance Department
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041
713-329-7100
webmaster@pmghouston.com

Website Address of the Association

www.PMGHouston.com

Property Transfer Fee(s) Charged by the Association:

New Account Setup Fee Establishing New Owner's Account in the Association's Records: \$45.00

Resale Certificate: \$375

Resale Certificate Update: \$75

Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite

\$125 for 3 day expedite

Capitalization Fee paid by each owner (other than Declarant) who purchases a Lot shall pay \$750.00 per Unit or Lot.

Executed on this the 12th day of July, 2022

Windsor Lakes Homeowners Association, Inc., acting by and
through its managing agent, Principal Management Group of
Houston


Ann Osuna, Community Director

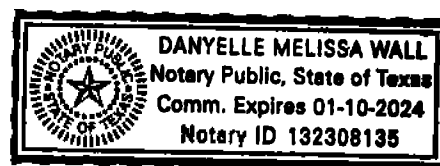
STATE OF TEXAS §
 § COUNTY OF
HARRIS §

This instrument was acknowledged before me on the 12th day of July, 2022 by Ann Osuna, Community Director with Principal Management Group of Houston, the managing agent for Windsor Lakes Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.



Notary Public, State of Texas

When recorded return to:
Principal Management Group of Houston
c/o Andrea Roberts
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041



E-FILED FOR RECORD

09/29/2022 03:22PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

09/29/2022



County Clerk
Montgomery County, Texas