

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
WINFREY ESTATES OWNERS ASSOCIATION, INC.
(Pursuant to TEXAS PROPERTY CODE Section 209.004)**

- (1) The name of the subdivision is **WINFREY ESTATES SUBDIVISION (commonly referred to and known as WINFREY ESTATES).**
- (2) The name of the association is **WINFREY ESTATES OWNERS ASSOCIATION, INC.**
- (3) The subdivision is recorded in the Real Property Records of Harris County, Texas, as follows:

WINFREY ESTATES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF FILED UNDER CLERK'S FILM CODE NO. 703194 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND IN THE HARRIS COUNTY, TEXAS REAL PROPERTY RECORDS NO. RP-2023-118531.

- (4) The recording data for the declaration and any amendments to the declaration is as follows:

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WINFREY ESTATES SUBDIVISION, COMMONLY REFERRED TO AND KNOWN AS WINFREY ESTATES, RECORDED MAY 17, 2023 UNDER REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS, RECORD NO. RP-2023-179412.

FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WINFREY ESTATES SUBDIVISION, COMMONLY REFERRED TO AND KNOWN AS WINFREY ESTATES, RECORDED JUNE 23, 2023 UNDER REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS, RECORD NO. RP-2023-232473.

SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WINFREY ESTATES SUBDIVISION, COMMONLY REFERRED TO AND KNOWN AS WINFREY ESTATES, RECORDED AUGUST 10, 2023 UNDER REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS, RECORD NO. RP-2023-303763.

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

**WINFREY ESTATES OWNERS ASSOCIATION, INC.
c/o COMMUNITY FOUNDATION ASSOCIATION MANAGEMENT, INC.
9450 PINECROFT DRIVE, #9094, SPRING, TEXAS 77380**

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

Name: Veronica LeBlanc

Address: 9450 PINECROFT DRIVE, #9094, SPRING, TEXAS 77380

Telephone: (832) 304-3711

Email: MyHOA @ CommunityFAM.com

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

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

Resale Certificate: \$250.00

Resale Certificate Update: \$75.00

Statement of Accounts: \$100.00

Transfer Fee: \$320.00

Refinance Fee: \$100.00

Covenant Compliance Inspection: \$250.00

Mortgage/Lender Questionnaire Forms/Letters: \$175.00

Expedited Service (24-48 Hour electronic delivery): \$150.00

Signed on January 6, 2025 by:

WINFREY ESTATES OWNERS ASSOCIATION, INC.

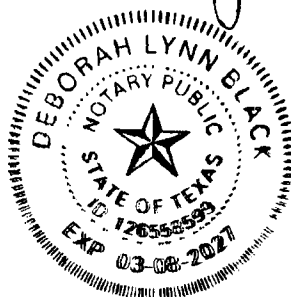
Veronica LeBlanc
Veronica LeBlanc, Managing Agent

Community Foundation Association Management, Inc.

BEFORE ME, the undersigned authority, on this day personally appeared **Veronica LeBlanc**, of Community Foundation Association Management, Inc., Managing Agent for **WINFREY ESTATES OWNERS 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 on

January 6, 2025



Deborah Black
Notary Public, State of Texas

RP-2025-267983
Pages 3
07/11/2025 08:13 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$29.00

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-2025-267983