

**Grayson County
Deana Patterson
County Clerk
Sherman, TX 75090**

Instrument Number: 2023 - 33889

ERecordings-RP

Recorded On: December 27, 2023 09:45 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$28.00

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

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File Information:

Document Number: 33889
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Recorded Date/Time: December 27, 2023 09:45 AM
User: Crystal T
Station: CLERK06

Record and Return To:

Simplifile
100 W. Houston Ste. 17

Sherman TX 75090



**STATE OF TEXAS
COUNTY OF GRAYSON**

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 Grayson County, Texas.

Deana Patterson
County Clerk
Grayson County, TX

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
WINDROSE RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer or managing agent of Windrose Residential Community, Inc., a Texas nonprofit corporation (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS MANAGEMENT CERTIFICATE AMENDS AND RESTATES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF WINDROSE RESIDENTIAL COMMUNITY, INC., RECORDED UNDER DOCUMENT NO. 2022-9236, OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS, AND UNDER DOCUMENT NO. 2022-36565, OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS.

1. The name of the subdivision: Windrose.
2. The name of the Association: Windrose Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Cooke and Grayson Counties, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Windrose, recorded under Document No. 2022-9214 in the Official Public Records of Cooke County, Texas, and under Document No. 2022-36457 in the Official Public Records of Grayson County, Texas, as may be amended from time to time (collectively, the “**Declaration**”).
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Windrose Residential Community, Inc., c/o Assured Management Incorporated, 2500 Legacy Drive, Suite 220, Frisco, Texas 75034, Attn: Margie Maxwell, Executive Officer.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Windrose Residential Community, Inc. c/o Assured Management Incorporated
Mailing Address:	2500 Legacy Drive, Suite 220 Frisco, Texas 75034
Attn:	Margie Maxwell, Executive Officer
Telephone Number:	469-480-8000
Email Address:	mmaxwell@assuredmanagement.com

7. Website to access the Association's dedicatory instruments:
www.assuredmanagement.com
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$500.00

Transfer Fee - \$150.00

Resale Certificate Fee - \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 20th day of December, 2023

WINDROSE RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: [Signature]
Printed Name: David Booth
Title: Officer

STATE OF TEXAS

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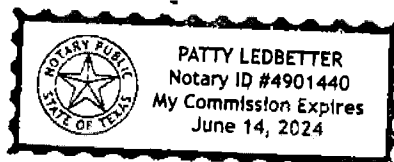
COUNTY OF Dallas

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This instrument was acknowledged before me on the 20th day of December, 2023 by David Booth Officer of WINDROSE RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Windrose, recorded under Document No. 2022-9214 in the Official Public Records of Cooke County, Texas, and under Document No. 2022-36457 in the Official Public Records of Grayson County, Texas, as the same may be amended from time to time.
2. Windrose Community Manual, recorded under Document No. 2022-9221 in the Official Public Records of Cooke County, Texas, and under Document No. 2022-36476 in the Official Public Records of Grayson County, Texas.
 - (a) Windrose First Supplement to Community Manual, recorded under Document No. 2023-8352 in the Official Public Records of Cooke County, Texas, and under Document No. 2023-33718 in the Official Public Records of Grayson County, Texas.
3. Windrose Adoption of Working Capital Assessment, recorded under Document No. 2022-9228 in the Official Public Records of Cooke County, Texas, and under Document No. 2022-36503 in the Official Public Records of Grayson County, Texas.
4. Windrose Notice of Plat Recordation [Phase 1], recorded under Document No. 2022-9234 in the Official Public Records of Cooke County, Texas, and under Document No. 2022-36534 in the Official Public Records of Grayson County, Texas.
5. Windrose Notice of Plat Recordation [Phase 2], recorded under Document No. 2023-8360 in the Official Public Records of Cooke County, Texas.

ATTACHMENT 1

WINDROSE RESIDENTIAL COMMUNITY, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE