

**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

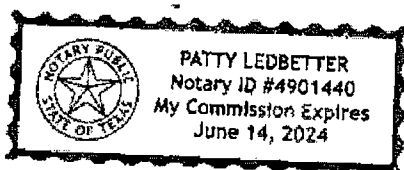
WINDROSE RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

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

STATE OF TEXAS §
COUNTY OF Dallas §

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

Electronically Filed Document

Cooke County, Texas Hon. Pam Harrison County Clerk

Document Number: 2023-8387

Recorded As : ERX-RECORDINGS

Recorded On: December 27, 2023

Recorded At: 09:46:34 am

Number of Pages: 5

Book-VI/Pg: Bk-OPR VI-2619 Pg-433

Recording Fee: \$42.00

Parties:

Direct- WINDROSE RESIDENTIAL COMM

Indirect- PUBLIC THE

Receipt Number: 161944

Processed By: Nereyda Garcia

***** 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.

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Cooke County as stamped hereon by me.

Hon. Pam Harrison
County Clerk, Cooke County, Texas