

**Denton County
Juli Luke
County Clerk**

Instrument Number: 46397

ERecordings-RP

CERTIFICATE

Recorded On: May 08, 2023 08:52 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* 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: 46397
Receipt Number: 20230508000117
Recorded Date/Time: May 08, 2023 08:52 AM
User: Lisa T
Station: Station 1

Record and Return To:

Simplifile



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

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of May 3, 2023 by Wind River Estates Homeowners Association, Inc., a Texas non-profit corporation (the "Association").

W I T N E S S E T H :

WHEREAS, the Declarant for Wind River Estates has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Wind River Estates filed of record on or about March 11, 1998 (the "Declaration") and recorded at Document #1998-18486 in the Real Property Records of Denton County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Wind River Estates.

WHEREAS, the Association was duly formed on April 2, 1998, as Wind River Estates Homeowners Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is Wind River Estates.
2. Name of the Association. The name of the Association is the Wind River Estates Homeowners Association, Inc. and is located in Denton County, Texas. The mailing address for the Association is Secure Association Management, PO Box 51555, Denton, TX 76206.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Denton County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about March 11, 1998 (the "Declaration") recorded at Document #1998-18486 in the Real Property Records of Denton County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.
5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

Secure Association Management
PO Box 51555
Denton, TX 76206

6. Manager of the Association. Resale Certificates and all other information regarding the Association may be requested by contacting the Association c/o Secure via <http://www.secure->

mgmt.com/ or e-mail at resale@secure-mgmt.com. The telephone number for Secure is (940) 497-7328. Alternatively, you may contact the office for Secure at P.O. Box 51555, Denton, Texas 76026 or by email at info@secure-mgmt.com.

7. Website for the Association. The website for the Association is www.WindRiverHOA.com.


8. Resale Certificates: Resale Certificates may be requested by contacting Secure Association Management at 940-497-7328. The cost of a Resale Certificate is \$375.00. Additional costs include a Transfer Fee up to \$375.00, an Expedite Fee up to \$150.00, and a Document Update Fee up to \$75.00.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

Wind River Estates Homeowners Association, Inc., a
Texas non-profit corporation

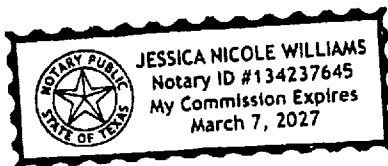
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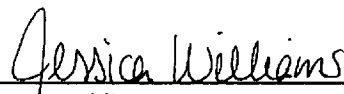

Authorized Representative for
Wind River Estates Homeowners Association,
Inc.

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 5 day of MAY, 2023 by John McKenzie, Authorized Representative for Wind River Estates Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas




Notary Public Signature