



**WINFIELD LAKES HOMEOWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **Winfield 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:** Winfield Lakes, Sections Eight through Eighteen, and Winfield Lakes North, Section One.

**Name of the Association:** Winfield Lakes Homeowners Association, Inc.

**Recording Data for Association:**

The Subdivision is recorded according to the Map and Plat Records of Fort Bend County, Texas, as follows;

- (a) Winfield Lakes, Section Eight, recorded under Plat No. 20050243, along with any supplements or replats thereof;
- (b) Winfield Lakes, Section Nine, recorded under Plat No. 20060006, along with any supplements or replats thereof;
- (c) Winfield Lakes, Section Ten, recorded under Plat No. 20050130, along with any supplements or replats thereof;
- (d) Winfield Lakes, Section Eleven, recorded under Plat No. 20070152, along with any supplements or replats thereof;
- (e) Winfield Lakes, Section Twelve, recorded under Plat No. 20150001, along with any supplements or replats thereof;
- (f) Winfield Lakes, Section Thirteen, recorded under Plat No. 20070090, along with any supplements or replats thereof;
- (g) Winfield Lakes, Section Fourteen, recorded under Plat No. 20130304, along with any supplements or replats thereof;
- (h) Winfield Lakes, Section Fifteen, recorded under Plat No. 20100137, along with any supplements or replats thereof;
- (i) Winfield Lakes, Section Sixteen, recorded under Plat No. 20070070, along with any supplements or replats thereof;
- (j) Winfield Lakes, Section Seventeen, recorded under Plat No. 20130269, along with any supplements or replats thereof;
- (k) Winfield Lakes, Section Eighteen, recorded under Plat No. 20120095, along with any supplements or replats thereof;
- (l) Winfield Lakes North, Section One, recorded under Plat No. 20150075, along with any supplements or replats thereof.

**Recording Data for Restrictions:**

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

- (a) Declaration of Covenants, Conditions and Restrictions for Winfield Lakes Homeowners Association, Section Eight, under Fort Bend County Clerk's Instrument No. 2005145945, along with any amendments or supplements thereto;

- (b) Declaration of Covenants, Conditions and Restrictions for Winfield Lakes Homeowners Association, Section Nine, under Fort Bend County Clerk's Instrument No. 2006038309, along with any amendments or supplements thereto;
- (c) Declaration of Covenants, Conditions and Restrictions for Winfield Lakes Homeowners Association, Section Ten, under Fort Bend County Clerk's Instrument No. 2005102240, along with any amendments or supplements thereto;
- (d) Declaration of Covenants, Conditions and Restrictions for Winfield Lakes Homeowners Association, Section Eleven, under Fort Bend County Clerk's Instrument No. 2009093462, along with any amendments or supplements thereto;
- (e) Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Winfield Lakes, Section Twelve, under Fort Bend County Clerk's Instrument No. 2015061109, along with any amendments or supplements thereto;
- (f) Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Winfield Lakes, Section Thirteen, under Fort Bend County Clerk's Instrument No. 2009093461, along with any amendments or supplements thereto;
- (g) Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Winfield Lakes, Section Fourteen, under Fort Bend County Clerk's Instrument No. 2014055254, along with any amendments or supplements thereto;
- (h) Declaration of Covenants, Conditions and Restrictions for Winfield Lakes Homeowners Association, Section Fifteen, under Fort Bend County Clerk's Instrument No. 2012003891, along with any amendments or supplements thereto;
- (i) Declaration of Covenants, Conditions and Restrictions for Winfield Lakes Homeowners Association, Section Sixteen, under Fort Bend County Clerk's Instrument No. 2007095721, along with any amendments or supplements thereto;
- (j) Correction Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Winfield Lakes, Sections Eleven and Thirteen, under Fort Bend County Clerk's Instrument No. 2012003891;
- (k) Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Winfield Lakes, Section Seventeen, under Fort Bend County Clerk's Instrument No. 2014045900;
- (l) Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Winfield Lakes, Section Seventeen, under Fort Bend County Clerk's Instrument No. 2013018598;
- (m) Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Winfield Lakes North, Section 1, under Fort Bend County Clerk's Instrument No. 2015117193;
- (n) Amendment to Declaration of Covenants, Conditions and Restrictions for Winfield Lakes Homeowners Association, Sections Nine and Sixteen, under Fort Bend County Clerk's Instrument No. 2011006290, along with any amendments or supplements thereto;
- (o) By-Laws of the Winfield Lakes Homeowners Association, Inc., under Clerk's Instrument No. 2013145924;
- (p) Winfield Lakes HOA Resolution Regarding Covenants Compliance Inspection, under Clerk's Instrument No. 2008082057;
- (q) Pool and Recreational Facility Usage Agreement, under Clerk's Instrument No. 2011095196;
- (r) Winfield Lakes Homeowners Association, Inc. Payment Plan Policy, under Clerk's Instrument No. 2012003896;
- (s) Winfield Lakes Homeowners Association, Inc. Books and Records Production Policy, under Clerk's Instrument No. 2012003897;
- (t) Winfield Lakes Homeowners Association, Inc. Regulation of Solar Panels, Roof Shingles, Flags, Flag Poles, Religious Items and Rain Barrels, under Clerk's Instrument No. 2012003898;
- (u) Winfield Lakes Homeowners Association, Inc. Records Retention Policy, under Clerk's Instrument No. 2012003899;
- (v) Winfield Lakes Homeowners Association, Inc. Assessment Collection Policy, under Clerk's Instrument No. 2013147833;
- (w) Resolution of Winfield Lakes Homeowners Association, Inc. Regarding Ratification of Leasing and Tenancy Restrictions and Policies, under Clerk's Instrument No. 2016026311;

- (x) Resolution of Winfield Lakes Homeowners Association, Inc. Regarding Ratification of Generator Installation and Use Policy, under Clerk's Instrument No. 2016027722;
- (y) Winfield Lakes Homeowners Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of 68.48 Acres of Winfield Lakes Future Residential Acreage, under Clerk's Instrument No. 2016045851.

**Name and Mailing Address for Association**

Winfield 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](mailto:webmaster@pmghouston.com)

**Website Address of the Association**

[www.townsq.io](http://www.townsq.io)

**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

Executed on this the 7<sup>th</sup> day of January, 2022

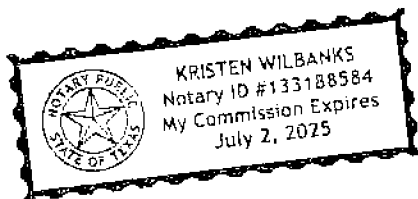
Winfield Lakes Homeowners Association, Inc., acting by and  
through its managing agent, Principal Management Group of  
Houston



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Surina Wright Vice President

STATE OF TEXAS        §  
                                 § COUNTY OF  
HARRIS        §

This instrument was acknowledged before me on the 7<sup>th</sup> day of January, 2022 by Surina Wright Vice President with Principal Management Group of Houston, the managing agent for Winfield Lakes Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.



A handwritten signature in black ink, appearing to read "Kristen Wilbanks", written over a horizontal line.

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