

MANAGEMENT CERTIFICATE

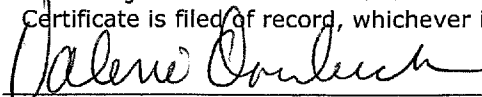
in compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. **Name of the Subdivision:** Winward Community Association
2. **Name of the Association:** Winward Community Association
3. **Recording data for the Subdivision:** Winward Community Association known as Avex Tract Section 1 according to the map or plat recorded in the document File Number RP-2020-350245 Volume Number 692224 Film Code RP-2020-350245, Winward Community Association known as Avex Tract Section 2 according to the map or plat recorded in the document File Number RP-2020-350247 Volume Number 692230 Film Code RP-2020-350247, Winward Community Association known as Avex Tract Section 3 according to the map or plat recorded in the document File Number RP-2020-620974 Volume Number 693583 Film Code RP-2020-620974, Film Code RP-2021-423625, Official Public Records of Harris County, Texas.
4. **Recording data for the Declaration and Declaration amendments:** Document 2020-474719, Official Public Records of Harris County, Texas.
5. **Name and mailing address of the Association:** Winward Community Association c/o Chaparral Management, 6630 Cypresswood Drive, Suite 100 Spring, TX 77379
6. **Name, mailing address, phone number & email for designated representative:**
Chaparral Management
6630 Cypresswood Drive, Suite 100 Spring, TX 77379
281-537-0957
cmc@chaparralmanagement.com
7. **Website address where all dedicatory instruments can be found:**

<https://www.chaparralmanagement.com/>, use the "Owner/Resident Portal" link to log in to your community's portal to locate the community dedicatory instruments
8. **Fees charged by Association related to a property transfer:**

Resale Certificate: \$375
Resale Certificate Update: \$75
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:
1 business day: \$350 / 3 business days: \$250 / 5 business days: \$150 / 7 business days: \$100
Compliance Inspection Fee (optional): \$150
Transfer: \$275

This management certificate is filed of record in Harris County, Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed of record, whichever is sooner.



By: Valerie Overbeck Managing Agent for Winward Community Association,
Duly Authorized Agent

Signed: July 29, 2022

RP-2022-393062

STATE OF TEXAS §

COUNTY OF HARRIS §

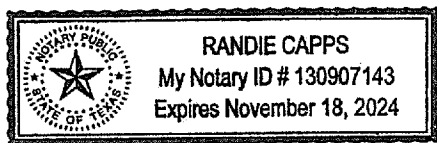
This instrument was signed before me on July 29, 2022, and it was acknowledged that this instrument was signed by Valerie Overbeck for the purposes and intent therein expressed.

Randie Capps

Notary Public in and for the State of Texas

Notary Printed Name: Randie Capps

My Commission Expires: November 18, 2024



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Pages 3
08/01/2022 03:37 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$22.00

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

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