

Denton County
Juli Luke
County Clerk

Instrument Number: 5370

ERecordings-RP

MEMORANDUM

Recorded On: January 18, 2023 03:55 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

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

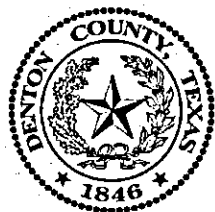
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 5370
Receipt Number: 20230118000457
Recorded Date/Time: January 18, 2023 03:55 PM
User: Freeha Z
Station: Station 3

Record and Return To:

Corporation Service Company



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

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
WINDSOR DENTON COMMUNITY ASSOCIATION**

STATE OF TEXAS §
 § **KNOW ALL PERSONS BY THESE PRESENTS:**
COUNTY OF DENTON §

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Creekside at Lake Highlands Homeowners Association, Inc. This instrument corrects, amends, restates, and entirely replaces all management certificates for this subdivision that were previously recorded in the Real Property Records of Denton County, Texas.

1. The name of the community is Windsor Denton
2. The name of the association is Windsor Denton Community Association, Inc.
3. The location of the community is 3205 Armstrong St, Denton, 76209
4. The recording data for the Declaration is as follows:

Instrument

Declaration of Covenants, Conditions and Restrictions Windsor Oaks

Recording Date

Instrument No. 2017-56710, Official Public Records of Denton County, Texas, May 15, 2017.

5. The name and mailing address of the association:

 Windsor Denton Community Association, Inc.
 c/o Advanced Association Management, Inc.
 18208 Preston Road
 Suite D-9349
 Dallas, TX 75252
6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Michele Hernandez
c/o Advanced Association Management, Inc.
Attn: AAM Accounting
18208 Preston Rd. Suite D-9349
Dallas, TX 75252
972-248-2238
michele@advancedassociationmgmt.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

<https://advancedam.vmsclientonline.com>

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate Fee:	\$350.00
Expedited Fee-Delivery within 48 Hours	\$500.00
Rush Fee-Delivery within 72 Hours	\$450.00
Transfer Fee	\$250.00
Working Capital	\$175.00

9. Other information the association considers appropriate:

<https://advancedassociationmgmt.condocerts.com/resale/>

IN WITNESS WHEREOF, this Property Management Certificate is hereby executed by its duly authorized agent on this 18th day of November 2022.

Windsor Denton Community Association, Inc.
a Texas non-profit corporation

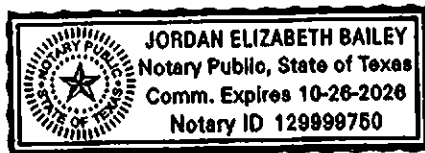
By: *Thichele Hernandez*

Its: Duly Authorized Agent

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on the 18th day of November, 2022, by Thichele Hernandez, of Windsor Denton Community Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Jordan Bailey
Notary Public in and for the State of Texas
My Commission Expires: 10/26/2026