

**MANAGEMENT CERTIFICATE
FOR
WINDGATE MANOR**

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Windgate Homeowners Association, Inc.

1. The name of the subdivision is Windgate Manor.
2. The name of the association is Windgate Manor Homeowners Association, Inc.
3. The recording data for the subdivisions follows:

<u>Subdivision</u>	<u>Recording Data</u>
Windgate Manor Addition	Amended Plat filed on 12/21/2006 as Document #20061221010005590.

4. The recording data for the Declaration(s) follows:

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Windgate Manor Addition, Recorded in the Property Records of Collin County, Texas as Document # 20060421000531990 on 4/21/2006.

First Resolution to the Declaration of Covenants, Conditions and Restrictions for Windgate Manor, Recorded in the Property Records of Collin County, Texas as Document # 20100309000229030 on 03/09/2010.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Windgate Manor, Recorded in the Property Records of Collin County, TX as Document # 2022000161515 on 11/03/2022.

5. Windgate Homeowners Association, Inc., in c/o RTI/Community Management Associates, Inc., (CMA) 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093.
6. The association's designated representative is RTI/Community Management Associates, Inc. (CMA), 1800 Preston Park Blvd., Suite 200, Plano, TX 75093. For association information, the phone number is 972-943-2820, the email address is closing@cmamanagement.com and the association's website is www.cmamanagement.com.
7. Fees charged in connection with a property transfer in the subdivision are:
 - Resale Certificate- Routine Owner Certificate \$375, Lot Purchase by Builder \$50
 - Working Capital: \$250.00 (Owner to Owner)
 - Transfer Fee: \$250
 - Foreclosure Transfer Fee: \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 26th day of December 2024.

WINDGATE HOMEOWNERS ASSOCIATION, INC.

By: CMA, its Manager

By: *Keim Bradley*

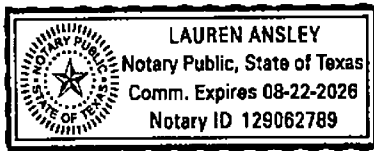
ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 26th day of December, 2024 by *Keim Bradley* of CMA, Manager for Windgate Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Lauren Ansley
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

CMA, Inc.
Attention: Lauren Ansley
1800 Preston Park Boulevard, Suite 200
Plano, Texas 75093

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2024000161289

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 30, 2024 11:07 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

******* 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: 2024000161289
Receipt Number: 20241230000248
Recorded Date/Time: December 30, 2024 11:07 AM
User: Abby H
Station: Station 7

Record and Return To:

CSC



**STATE OF TEXAS
COUNTY OF COLLIN**

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 Public Records of Collin County, Texas.

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX