

**Denton County
Juli Luke
County Clerk**

Instrument Number: 159196

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: August 31, 2021 02:17 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* 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: 159196
Receipt Number: 20210831000694
Recorded Date/Time: August 31, 2021 02:17 PM
User: Joy R
Station: Station 19

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

AFTER RECORDING RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201**

STATE OF TEXAS

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COUNTY OF DENTON

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**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
WINDSOR FARMS PHASE I HOMEOWNERS' ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of WINDSOR FARMS PHASE I HOMEOWNERS' ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

WITNESSETH:

WHEREAS, Windsor Farms Partners, L. P., a Texas limited partnership, as Declarant, previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Windsor Farms, Phase I (the "*Declaration*"), recorded as Document No. 2005-117279, in the Official Public Records of Denton County, Texas (the "*Declaration*") including any amendments thereof or supplements thereto are incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 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 the subject of the Declaration is Windsor Farms, Phase I.
2. **Name and Mailing Address of the Association.** The name of the Association is Windsor Farms Phase I Homeowners' Association, Inc., and its mailing address is P. O. Box 51555, Denton, Texas 76206.
3. **Recording Data for the Subdivision.** The recording data for the subdivision is recorded as Document No. 2004-87472, filed in Cabinet V, Page 761, as an Addition to the City

of Denton, Denton County, Texas, according to the Plats recorded and any amendments thereof or supplements thereto recorded in the Official Public Records of Denton County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded as Document No. 2005-117279 along with that certain First Amendment to the Declaration recorded as Document No. 2007-143976, filed in the Official Public Records of Denton County, Texas, as supplemented or amended, is incorporated herein for all purposes.

5. **Name and Contact Information for the Managing Agent of the Association.** The current name and mailing address for the Association is c/o Secure Association Management, P. O. Box 51555, Denton, Texas 76206, and telephone (940) 497-7328.

6. **Website:** The Association's website may be found at www.windsorfarmshoa.com.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) up to \$375.00 as resale certificate fee; (ii) fees for resale certificate update: (a) 1-14 days from issuance - no charge (b) 14-45 days from issuance - \$50.00; (c) 45-90 days from issuance - \$75.00; (iii) rush fees: (a) 1 business day - \$125.00; (b) 3 business days - \$75.00; (c) 5 business days - \$50.00; (iv) 3 day shipping fee - \$45.00; (v) up to \$275.00 transfer fee following foreclosure; (vi) up to \$150.00 inspection fee; and (vi) up to \$100 acquisition fee.

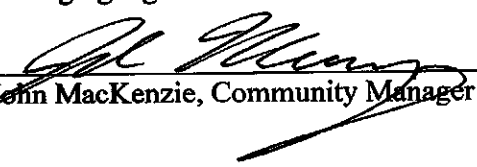
8. **Resale Certificates:** Resale Certificates may be requested by contacting the Association c/o Secure Association Management via <http://www.secure-mgmt.com>/ or e-mail at resale@secure-mgmt.com. The phone number for Secure Association Management is (940) 497-7328.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code.

ASSOCIATION:

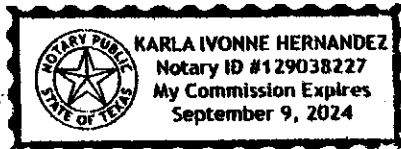
**WINDSOR FARMS PHASE I
HOMEOWNERS' ASSOCIATION, INC.,**
a Texas non-profit corporation

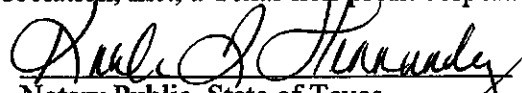
By: Secure Association Management
Its: Managing Agent

By: 
John MacKenzie, Community Manager

STATE OF TEXAS §
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COUNTY OF DENTON §

This instrument was acknowledged before me on the 27th day of August 2021,
by John MacKenzie, Community Manager with Secure Association Management, the Managing
Agent of Windsor Farms Phase I Homeowners' Association, Inc., a Texas non-profit corporation.




Notary Public, State of Texas