



VG-418-2023-128865

Denton County
Juli Luke
County Clerk

Instrument Number: 128865

Real Property Recordings

PROPERTY ASSOC MGMT CERT

Recorded On: December 06, 2023 09:46 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

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

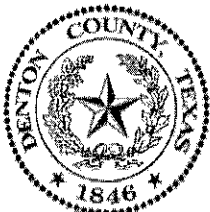
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 128865
Receipt Number: 20231206000099
Recorded Date/Time: December 06, 2023 09:46 AM
User: Melissa K
Station: Station 43

Record and Return To:

AAMC
2651 SAGEBRUSH #116
FLOWER MOUND TX 75028



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

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
WINDSOR PLACE AT PRESTON TRAIL HOMEOWNERS ASSOCIATION**

This MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of WINDSOR PLACE AT PRESTON TRAIL HOMEOWNERS ASSOCIATION, a Texas non-profit corporation (the "*Association*").

WITN ESSETH:

WHEREAS, that certain Declaration of Covenants, Conditions and Restrictions for Windsor Place at Preston Trail, (the "*Declaration*"), was filed on September 8, 2003, and is recorded in Volume 2003188, Page 10613 in the Official Public Records of Dallas County, Texas, which Declaration, as supplemented or amended, is 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 Subdivisions.** The subdivision is known generally as WINDSOR PLACE AT PRESTON TRAIL HOMEOWNERS ASSOCIATION, and the plats for said subdivision are denominated as follows: Windsor Place at Preston Trails

2. **Name and Mailing Address of the Association.** The name of the Association is WINDSOR PLACE AT PRESTON TRAIL HOMEOWNERS ASSOCIATION. The mailing address for the Association is 2651 Sagebrush Dr #116 Flower Mound, TX 75028

3. **Recording Data for the Subdivision.** The recording data for each plat in the subdivision in the Official Public Records of Dallas County, Texas.

4. **Recording Data for the Declaration.** The Declaration is recorded as Instrument Volume 2003188, page 10613 in the Official Public Records of Dallas County, Texas and in Instrument No 201200346437, 201600101802, 201200279259, 201700180278 of the Official Public Records of Dallas County, Texas

5. **Name of and Contact Information for the Managing Agent of the Association.** The Association's managing agent is Accelerated Association Management Company., 2651 Sagebrush Dr #116 Flower Mound, TX 75028; telephone 972-372-0752; facsimile 972-372-0680; and email admin@acceleratedmgmt.com.

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

7. **Fees Due Upon Property Transfer.** The maximum fees to be charged relating to a property transfer are: (i) \$375 as resale disclosure/estoppel fee; (ii) The maximum fee to be charged for transfer is \$300; (iii) The maximum resale fees to be charged for a resale certificate/estoppel update; is \$75; (iv) The maximum fees to be charged for a rush fee is \$200; (v) The maximum fees to be charged for a Lender Questionnaire - Standard is \$225; (vi) The maximum fees to be charged for a Lender Questionnaire - Custom is \$275.00. Capital Fee of \$750.00

8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o Accelerated at www.acceleratedmgmt.com

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 and serves to replace all Management Certificates previously filed by the Association.

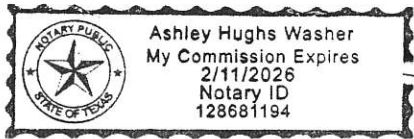
ASSOCIATION:

**WINDSOR PLACE AT PRESTON TRAIL
HOMEOWNERS ASSOCIATION, INC.**

IN WITNESS WHEREOF, this management Certificate is hereby executed by its duly authorized agent on this 5 day of December, 2023.

By: [Signature]
Jamie Morris, Accelerated Association Management Company, INC,

Sworn to, acknowledged, and subscribed before me, under my official hand and seal of office this 5th day of December, 2023 by Jamie Morris agent for Windsor Place at Preston Trail HOA



[Signature]
Notary Public
State of Texas

Ashley Hughs Washer
Printed Name
My Commission Expires: 2-11-2026

After Recording Please Return To:
AAMC
2651 Sagebrush Dr #116
Flower Mound, TX 75028