

**MANAGEMENT CERTIFICATE  
FOR  
THE ENCLAVE AT WINDSOR RIDGE**

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

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

1. The name of the subdivisions are The Enclave at TPC Phase I, The Enclave at TPC Phase II, The Enclave at TPC Phase III.
2. The name of the association is The Enclave at Windsor Ridge Homeowners Association, Inc.
3. The recording data for the subdivisions follows:

**Subdivision**

**Recording Data**

Windsor Ridge Phase I	Final Plat filed in Volume 89069, Page 5492.
Windsor Ridge Phase II	Final Plat filed in Volume 94168, Page 4218.
Windsor Ridge Phase III	Final Plat filed in Volume 90081, Page 0554.
Windsor Ridge Phase IV	Final Plat filed in Volume 90115, Page 1097.
Windsor Ridge Phase V	Final Plat filed in Volume 91019, Page 5268.
The Enclave Phase I	Final Plat filed in Volume 97143, Page 5273.
The Enclave Phase II	Final Plat filed in Volume 99029, Page 0067.
The Enclave Phase III	Final Plat filed in Volume 2000120, Page 76.

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

**Instrument and Recording Data**

First Consolidated and Amended Declaration of Covenants, Conditions and Restrictions for The Enclave at Windsor Ridge Homeowners Association, Inc., Recorded as Document #201600017895 in the Property Records of Dallas County, Texas on 1/22/2016.

5. The Enclave at Windsor Ridge 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 Boulevard, Suite 200, Plano, Texas 75093. For association information, the phone number is 972-943-2820, the email is [closing@cinamanagement.com](mailto:closing@cinamanagement.com) and the association's website is [www.cinamanagement.com](http://www.cinamanagement.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
  - Transfer Fee: \$250
  - Foreclosure Transfer Fee: \$300

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

THE ENCLAVE AT WINDSOR RIDGE HOMEOWNERS ASSOCIATION

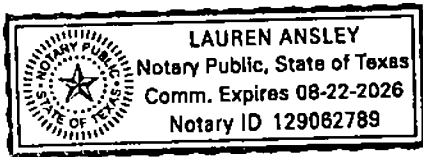
By: CMA, Manager

By: Karyn Bradley

**ACKNOWLEDGMENT**

STATE OF TEXAS           §  
                                      §  
COUNTY OF COLLIN     §

This instrument was acknowledged before me on the 26<sup>th</sup> day of December, 2024, by Karyn Bradley of CMA, Manager for The Enclave at Windsor Ridge Homeowners Association, 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

**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202400262548

eRecording - Real Property

Recorded On: December 27, 2024 03:34 PM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$29.00

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**\*\*\*\*\* 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: 202400262548  
Receipt Number: 20241227000442  
Recorded Date/Time: December 27, 2024 03:34 PM  
User: Kevin T  
Station: CC123.dal.ccdc

**Record and Return To:**

CSC Global



**STATE OF TEXAS  
COUNTY OF DALLAS**

**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 Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX