

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number: 13871**

ERecordings-RP

CERTIFICATE

Recorded On: February 11, 2025 11:36 AM

Number of Pages: 13

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

Total Recording: \$73.00

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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: 13871  
Receipt Number: 20250211000290  
Recorded Date/Time: February 11, 2025 11:36 AM  
User: Kraig T  
Station: Station 21

**Record and Return To:**

Simplifile



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



Working Capital Assessment (Lots in Phase 2C-1) – 12 months of Regular Assessments for current fiscal year + 12 months of Service Area Assessments for current fiscal year)

Working Capital Assessment (Townhome Lots in Phase 2C-2) – 12 months of Regular Assessments for current fiscal year + 12 months of Service Area Assessments attributable to the Phase 2C Service Area for current fiscal year)

Refinance/Lien Estoppel Fee - \$200.00

Resale Disclosure and Lien Estoppel Fee - \$375.00

No Title Sale - \$375.00

Resale Trustee/Lender Sale - \$375.00

Lender Questionnaire Fee-Standard - \$200.00

Lender Questionnaire Fee-Custom - \$300.00

Refinance/Lien Estoppel Update - \$75.00

Rush Fee - \$100.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

*[SIGNATURE PAGE FOLLOWS]*

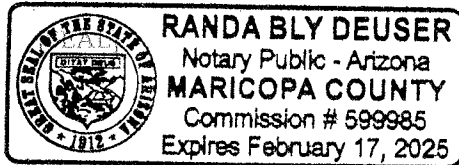
This Certificate is effective as of the date this instrument is Recorded.

**WINDSONG RANCH COMMUNITY  
ASSOCIATION, INC.,** Texas nonprofit corporation

By: *Debra Ferguson*  
Printed Name: Debra Ferguson  
Title: Managing Agent

STATE OF ARIZONA §  
§  
COUNTY OF MARICOPA §

BEFORE ME, the undersigned notary public, on this 10<sup>th</sup> day of February, 2025, personally appeared Debra Ferguson, as Managing Agent of Capital Consultant Management Company, Managing Agent for Windsong Ranch Community Association, Inc., a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



*Randa Bly Deuser*  
Notary Public, State of AR  
*Randa Bly Deuser*

## ATTACHMENT 1

### RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Windsong Ranch Master Covenant [Residential], recorded as Document No. 2014-20239, Official Public Records of Denton County, Texas.
  - a. Windsong Ranch – First Amendment to the Master Covenant, recorded as Document No. 2016-1569, Official Public Records of Denton County, Texas.
2. Windsong Ranch Development Area Declaration [Residential], recorded as Document No. 2014-20637, Official Public Records of Denton County, Texas.
  - a. Windsong Ranch – First Amendment to Development Area Declaration [Residential], recorded as Document No. 2016-1570, Official Public Records of Denton County, Texas.
  - b. Windsong Ranch – Second Amendment to Development Area Declaration [Residential], recorded as Document No. 2016-54451, Official Public Records of Denton County, Texas.
3. Windsong Ranch Amended and Restated Community Enhancement Covenant, recorded as Document No. 2015-16009, Official Public Records of Denton County, Texas, which amended, restates and replaces, in its entirety, Windsong Ranch - Community Enhancement Covenant, recorded as Document No. 2014-20638, Official Public Records of Denton County, Texas.
4. Windsong Ranch Amended and Restated Development Design Guidelines, recorded as Document No. 2021-21467, Official Public Records of Denton County, Texas, which amends, restates and replaces, in its entirety, Windsong Ranch – Development Design Guidelines [Residential], recorded as Document No. 2014-20640, Official Public Records of Denton County, Texas, as amended.
5. Windsong Ranch Notice of Applicability [Residential] [Phases 1A and 1B], recorded as Document No. 2014-65856, Official Public Records of Denton County, Texas.
6. Windsong Ranch Village Design Guidelines [Phase 1A], recorded as Document No. 2014-65882, Official Public Records of Denton County, Texas.
7. Windsong Ranch Village Design Guidelines [Phase 1B], recorded as Document No. 2014-65883, Official Public Records of Denton County, Texas.
8. Windsong Ranch Notice of Applicability [Phase 2A], recorded as Document No. 2014-118824, Official Public Records of Denton County, Texas.
9. Windsong Ranch Amended and Restated Village Design Guidelines [Phase 2A], recorded as Document No. 2016-31899, Official Public Records of Denton County, Texas.
10. Windsong Ranch Notice of Applicability [Phase 3B], recorded as Document No. 2015-16635, Official Public Records of Denton County, Texas.

11. Windsong Ranch Second Amended and Restated Village Design Guidelines [Phase 3B], recorded as Document No. 2015-61308, Official Public Records of Denton County, Texas.
12. Windsong Ranch Development Area Declaration [Phase 3A Residential], recorded as Document No. 2015-55927, Official Public Records of Denton County, Texas.
13. Windsong Ranch Notice of Applicability [Phase 3A-1], recorded as Document No. 2015-56040, Official Public Records of Denton County, Texas.
14. Windsong Ranch Village Design Guidelines [Phase 3A-1], recorded as Document No. 2015-56400, Official Public Records of Denton County, Texas.
15. Windsong Ranch Second Amended and Restated Residential Modification Design Guidelines, recorded as Document No. 2021-2547, Official Public Records of Denton County, Texas, which amends, restates and replaces in its entirety Windsong Ranch Amended and Restated Residential Modification Design Guidelines, recorded as Document No. 2017-101324, Official Public Records of Denton County, Texas.
16. Windsong Ranch Fourth Amended and Restated Adoption of Working Capital Assessment, recorded as Document No. 2025-3917, Official Public Records of Denton County, Texas, which amends, restates and replaces in their entirety: (a) Windsong Ranch Adoption of Working Capital Assessment, recorded as Document No. 2014-22622, Official Public Records of Denton County, Texas (b) Windsong Ranch Amended and Restated Adoption of Working Capital Assessment, recorded as Document No. 2016-1571, Official Public Records of Denton County, Texas, and (c) Windsong Ranch Second Amended and Restated Adoption of Working Capital Assessment, recorded as Document No. 2021-191110, Official Public Records of Denton County, Texas, and (d) Windsong Ranch Third Amended and Restated Adoption of Working Capital Assessment, recorded as Document No. 2023-136731, Official Public Records of Denton County, Texas
17. Windsong Ranch Amended and Restated Community Manual, recorded as Document No. 2016-1572, Official Public Records of Denton County, Texas.
  - a. Windsong Ranch Supplement to Amended and Restated Community Manual, recorded as Document No. 2018-3157, Official Public Records of Denton County, Texas.
  - b. Windsong Ranch Supplement to Amended and Restated Community Manual, recorded as Document No. 2018-24142, Official Public Records of Denton County, Texas.
  - c. Windsong Ranch Supplement to Amended and Restated Community Manual, recorded as Document No. 2018-64427, Official Public Records of Denton County, Texas.
  - d. Windsong Ranch Fourth Supplement to Amended and Restated Community Manual, recorded as Document No. 2021-190183, Official Public Records of Denton County, Texas.
  - e. Windsong Ranch Supplement to Amended and Restated Community Manual, recorded as Document No. 2022-72942, Official Public Records of Denton County, Texas.

- f. Windsong Ranch Fifth Supplement to Amended and Restated Community Manual, recorded as Document No. 2023-136722, Official Public Records of Denton County, Texas.
  - g. Windsong Ranch Sixth Supplement to Amended and Restated Community Manual, recorded as Document No. 2024-86293, Official Public Records of Denton County, Texas.
  - h. Windsong Ranch Seventh Supplement to Amended and Restated Community Manual, recorded as Document No. 2024-118883, Official Public Records of Denton County, Texas.
- 18. Windsong Ranch Notice of Applicability [Phase 1C], recorded as Document No. 2016-27924, Official Public Records of Denton County, Texas.
- 19. Windsong Ranch Village Design Guidelines [Phase 1C], recorded as Document No. 2016-27926, Official Public Records of Denton County, Texas.
- 20. Windsong Ranch Notice of Applicability [Phase 2E], recorded as Document No. 2016-27925, Official Public Records of Denton County, Texas.
- 21. Windsong Ranch Village Design Guidelines [Phase 2E], recorded as Document No. 2016-27927, Official Public Records of Denton County, Texas.
- 22. Windsong Ranch Notice of Applicability [Phase 2D-1], recorded as Document No. 2016-69475, Official Public Records of Denton County, Texas.
- 23. Windsong Ranch Village Design Guidelines [Phase 2D-1], recorded as Document No. 2016-69476, Official Public Records of Denton County, Texas.
- 24. Windsong Ranch Notice of Applicability [Phase 2B], recorded as Document No. 2016-69716, Official Public Records of Denton County, Texas.
- 25. Windsong Ranch Village Design Guidelines [Phase 2B], recorded as Document No. 2016-69717, Official Public Records of Denton County, Texas.
- 26. Windsong Ranch Development Area Declaration [Phase 2C Townhomes], recorded as Document No. 2016-84113, Official Public Records of Denton County, Texas.
  - a. Windsong Ranch First Amendment to Development Area Declaration [Phase 2C Townhomes], recorded as Document No. 2019-51192, Official Public Records of Denton County, Texas.
  - b. Windsong Ranch Second Amendment to Development Area Declaration [Phase 2C Townhomes], recorded as Document No. 2024-118882, Official Public Records of Denton County, Texas.
- 27. Windsong Ranch Notice of Applicability [Phase 2C Townhomes] Phase 2C-1, recorded as Document No. 2016-84384, Official Public Records of Denton County, Texas.

28. Windsong Ranch Second Amended and Restated Adoption of Supplemental Working Capital Assessment [Phase 2C-1], recorded as Document No. 2025-3938, Official Public Records of Denton County, Texas, which amends, restates and replaces in its entirety that certain (a) Windsong Ranch Adoption of Supplemental Working Capital Assessment [Phase 2C-1], recorded as Document No. 2016-84478, Official Public Records of Denton County, Texas, and (b) Windsong Ranch Amended and Restated Adoption of Supplemental Working Capital Assessment [Phase 2C-1], recorded as Document No. 2021-191111, Official Public Records of Denton County, Texas.
29. Windsong Ranch Notice of Designation of Special Common Area [Phase 2C-1], recorded as Document No. 2016-86168, Official Public Records of Denton County, Texas.
30. Windsong Ranch Limited Notice of Applicability and Amendment to Windsong Ranch Master Covenant [Daycare Tract], recorded as Document No. 2016-87185, Official Public Records of Denton County, Texas.
31. Windsong Ranch Development Area Declaration [Daycare Tract], recorded as Document No. 2016-87393, Official Public Records of Denton County, Texas.
32. Windsong Ranch Notice of Applicability [Phase 3A Residential] Phase 3A-2, recorded as Document No. 2016-95299, Official Public Records of Denton County, Texas.
33. Windsong Ranch Village Design Guidelines [Phase 3A-2], recorded as Document No. 2016-95300, Official Public Records of Denton County, Texas.
34. Windsong Ranch Notice of Applicability [Phase 4A], recorded as Document No. 2016-95562, Official Public Records of Denton County, Texas.
35. Windsong Ranch Village Design Guidelines [Phase 4A], recorded as Document No. 2016-104377, Official Public Records of Denton County, Texas.
36. Windsong Ranch Notice of Applicability [Phase 4B], recorded as Document No. 2016-157926, Official Public Records of Denton County, Texas.
37. Windsong Ranch Village Design Guidelines [Phase 4B], recorded as Document No. 2016-157927, Official Public Records of Denton County, Texas.
38. Windsong Ranch Notice of Applicability [Phase 2D-2], recorded as Document No. 2018-18971, Official Public Records of Denton County, Texas.
39. Windsong Ranch Village Design Guidelines [Phase 2D-2], recorded as Document No. 2018-18972, Official Public Records of Denton County, Texas.
40. Windsong Ranch Notice of Applicability [Phase 3C], recorded as Document No. 2018-74725, Official Public Records of Denton County, Texas.
41. Windsong Ranch Village Design Guidelines [Phase 3C], recorded as Document No. 2018-74726, Official Public Records of Denton County, Texas.



42. Assignment of Declarant Rights under the Governance Documents, recorded as Document No. 2018-89732, Official Public Records of Denton County, Texas.
43. Windsong Ranch Notice of Applicability [Phase 4D], recorded as Document No. 2018-99507, Official Public Records of Denton County, Texas.
44. Windsong Ranch Village Design Guidelines [Phase 4D], recorded as Document No. 2018-99508, Official Public Records of Denton County, Texas.
45. Windsong Ranch Notice of Applicability [Phase 4C], recorded as Document No. 2018-100652, Official Public Records of Denton County, Texas.
46. Windsong Ranch Village Design Guidelines [Phase 4C], recorded as Document No. 2018-100653, Official Public Records of Denton County, Texas.
47. Windsong Ranch Notice of Applicability [Windsong Ranch Phase 4E], recorded as Document No. 2019-15929, Official Public Records of Denton County, Texas.
48. Windsong Ranch Village Design Guidelines [Windsong Ranch Phase 4E], recorded as Document No. 2019-15940, Official Public Records of Denton County, Texas.
49. Windsong Ranch Notice of Applicability [Windsong Ranch Phase 1D], recorded as Document No. 2019-33576, Official Public Records of Denton County, Texas.
50. Windsong Ranch Village Design Guidelines [Windsong Ranch Phase 1D], recorded as Document No. 2019-35303, Official Public Records of Denton County, Texas.
51. Windsong Ranch Second Amended and Restated Adoption of Supplemental Working Capital Assessment [Phase 2C-2 Townhomes], recorded as Document No. 2025-3924, Official Public Records of Denton County, Texas, which amends, restates and replaces in its entirety that certain (a) Windsong Ranch Adoption of Supplemental Working Capital Assessment [Phase 2C-2 Townhomes], recorded as Document No. 2019-150799, Official Public Records of Denton County, Texas, and (b) Windsong Ranch Amended and Restated Adoption of Supplemental Working Capital Assessment [Phase 2C-2 Townhomes], recorded as Document No. 2021-191112, Official Public Records of Denton County, Texas.
52. Windsong Ranch Notice of Applicability [Windsong Ranch Phase 2C-2 Townhomes], recorded as Document No. 2019-150647, Official Public Records of Denton County, Texas.
53. Windsong Ranch Notice of Applicability [Single Family Lots – Phase 2C-2], recorded as Document No. 2019-150646, Official Public Records of Denton County, Texas.
54. Windsong Ranch Supplemental Notice of Designation of Special Common Area [Phase 2C-2 Townhomes], recorded as Document No. 2019-150800, Official Public Records of Denton County, Texas.
55. Windsong Ranch Notice of Applicability [Windsong Ranch Phase 5A], recorded as Document No. 2019-157668, Official Public Records of Denton County, Texas.

56. Windsong Ranch Village Design Guidelines [Windsong Ranch Phase 5A], recorded as Document No. 2019-157669, Official Public Records of Denton County, Texas.
57. Windsong Ranch Notice of Applicability [Windsong Ranch Phase 5B], recorded as Document No. 2019-157670, Official Public Records of Denton County, Texas.
58. Windsong Ranch Village Design Guidelines [Windsong Ranch Phase 5B], recorded as Document No. 2019-157671, Official Public Records of Denton County, Texas.
59. Landscape and Trail Maintenance Agreement, recorded as Document No. 2020-38744, Official Public Records of Denton County, Texas.
60. Memorandum of Education Fund Agreement, recorded as Document No. 2020-117614, Official Public Records of Denton County, Texas.
61. Windsong Ranch Notice of Applicability [Windsong Ranch Phase 5C], recorded as Document No. 2020-131496, Official Public Records of Denton County, Texas.
62. Windsong Ranch Village Design Guidelines [Windsong Ranch Phase 5C], recorded as Document No. 2020-131764, Official Public Records of Denton County, Texas.
63. Windsong Ranch Notice of Applicability [Windsong Ranch Phase 5D], recorded as Document No. 2020-168867, Official Public Records of Denton County, Texas.
64. Windsong Ranch Village Design Guidelines [Windsong Ranch Phase 5D], recorded as Document No. 2020-168868, Official Public Records of Denton County, Texas.
65. Windsong Ranch Notice of Applicability [Windsong Ranch Phase 3D], recorded as Document No. 2020-21677, Official Public Records of Denton County, Texas.
66. Windsong Ranch Village Design Guidelines [Windsong Ranch Phase 3D], recorded as Document No. 2020-21678, Official Public Records of Denton County, Texas.
67. Windsong Ranch Notice of Applicability [Windsong Ranch Phase 6A], recorded as Document No. 2022-46174, Official Public Records of Denton County, Texas.
68. Windsong Ranch Village Design Guidelines [Windsong Ranch Phase 6A], recorded as Document No. 2022-46191, Official Public Records of Denton County, Texas.
69. Windsong Ranch Notice of Applicability [Windsong Ranch Phase 6B], recorded as Document No. 2021-60591, Official Public Records of Denton County, Texas.
70. Windsong Ranch Village Design Guidelines [Windsong Ranch Phase 6B], recorded as Document No. 2021-60592, Official Public Records of Denton County, Texas.
71. Windsong Ranch Notice of Applicability [Windsong Ranch Phase 6C], recorded as Document No. 2021-60594, Official Public Records of Denton County, Texas.

72. Windsong Ranch Village Design Guidelines [Windsong Ranch Phase 6C], recorded as Document No. 2021-60593, Official Public Records of Denton County, Texas.
73. Windsong Ranch Notice of Applicability [Windsong Ranch Phase 7A], recorded as Document No. 2021-225400, Official Public Records of Denton County, Texas.
74. Windsong Ranch Village Design Guidelines [Windsong Ranch Phase 7A], recorded as Document No. 2021-225401, Official Public Records of Denton County, Texas.
75. Windsong Ranch Notice of Applicability [Windsong Ranch Phase 7C], recorded as Document No. 2021-225402, Official Public Records of Denton County, Texas.
76. Windsong Ranch Village Design Guidelines [Windsong Ranch Phase 7C], recorded as Document No. 2021-225403, Official Public Records of Denton County, Texas.
77. Windsong Ranch Notice of Applicability [Windsong Ranch Phase 7E], recorded as Document No. 2022-75252, Official Public Records of Denton County, Texas.
78. Windsong Ranch Village Design Guidelines [Windsong Ranch Phase 7E], recorded as Document No. 2022-75270, Official Public Records of Denton County, Texas.
79. Windsong Ranch Notice of Applicability [Windsong Ranch Phase 7F], recorded as Document No. 2022-75256, Official Public Records of Denton County, Texas.
80. Windsong Ranch Village Design Guidelines [Windsong Ranch Phase 7F], recorded as Document No. 2022-75276, Official Public Records of Denton County, Texas.
81. Windsong Ranch Notice of Applicability [Windsong Ranch Phase 8], recorded as Document No. 2022-77768, Official Public Records of Denton County, Texas.
82. Windsong Ranch Village Design Guidelines [Windsong Ranch Phase 8], recorded as Document No. 2022-77770, Official Public Records of Denton County, Texas.
83. Windsong Ranch Notice of Applicability [Windsong Ranch Phase 7I], recorded as Document No. 2022-82413, Official Public Records of Denton County, Texas.
84. Windsong Ranch Village Design Guidelines [Windsong Ranch Phase 7I], recorded as Document No. 2022-82442, Official Public Records of Denton County, Texas.
  - a. Windsong Ranch First Amendment to Village Design Guidelines [Windsong Ranch Phase 7I], recorded as Document No. 2022-84960, Official Public Records of Denton County, Texas.
85. Windsong Ranch Notice of Applicability [Windsong Ranch Phase 7B], recorded as Document No. 2022-88785, Official Public Records of Denton County, Texas.
86. Windsong Ranch Village Design Guidelines [Windsong Ranch Phase 7B], recorded as Document No. 2022-88786, Official Public Records of Denton County, Texas.

87. Windsong Ranch Notice of Applicability [Windsong Ranch Phase 7D], recorded as Document No. 2022-92960, Official Public Records of Denton County, Texas.
88. Windsong Ranch Village Design Guidelines [Windsong Ranch Phase 7D], recorded as Document No. 2022-92959, Official Public Records of Denton County, Texas.
89. Windsong Ranch Notice of Applicability [Windsong Ranch Phase 7H], recorded as Document No. 2022-92977, Official Public Records of Denton County, Texas.
90. Windsong Ranch Village Design Guidelines [Windsong Ranch Phase 7H], recorded as Document No. 2022-92979, Official Public Records of Denton County, Texas.
91. Windsong Ranch Declarant Appointment of Designee to Act as Windsong Ranch Reviewer, recorded as Document No. 2022-145218, Official Public Records of Denton County, Texas.
92. Windsong Ranch Notice of Applicability [Windsong Ranch Phase 10], recorded as Document No. 2022-174570, Official Public Records of Denton County, Texas.
93. Windsong Ranch Village Design Guidelines [Windsong Ranch Phase 10], recorded as Document No. 2022-174568, Official Public Records of Denton County, Texas.
94. Windsong Ranch Community Association, Inc. – Unanimous Written Consent of the Board of Directors (Adoption, Ratification and Affirmation of Amended and Restated Homeowner’s Association Promissory Note), recorded as Document No. 2024-24991, Official Public Records of Denton County, Texas, which amends, restates and replaces in its entirety that certain Windsong Ranch Community Association, Inc. – Unanimous Written Consent of the Board of Directors (Adoption, Ratification and Affirmation of Homeowner’s Association Promissory Note), recorded as Document No. 2023-2751, Official Public Records of Denton County, Texas
95. Windsong Ranch Declarant Appointment of Directors and Officers, recorded as Document No. 2018-98714, Official Public Records of Denton County, Texas.
96. Windsong Ranch Notice of Applicability [Windsong Ranch Phase 9], recorded as Document No. 2023-83354, Official Public Records of Denton County, Texas.
97. Windsong Ranch Village Design Guidelines [Windsong Ranch Phase 9], recorded as Document No. 2023-83560, Official Public Records of Denton County, Texas.
98. Windsong Ranch Notice of Applicability [Windsong Ranch Phase 7G], recorded as Document No. 2023-135803, Official Public Records of Denton County, Texas.
99. Windsong Ranch Village Design Guidelines [Windsong Ranch Phase 7G], recorded as Document No. 2023-135805, Official Public Records of Denton County, Texas.
100. Windsong Ranch Notice of Applicability [Windsong Ranch Phase 6D], recorded as Document No. 2023-133564, Official Public Records of Denton County, Texas.

101. Windsong Ranch Village Design Guidelines [Windsong Ranch Phase 6D], recorded as Document No. 2023-133566, Official Public Records of Denton County, Texas.
102. Windsong Ranch Notice of Applicability [Windsong Ranch Phase 6E], recorded as Document No. 2023-79900, Official Public Records of Denton County, Texas.
103. Windsong Ranch Village Design Guidelines [Windsong Ranch Phase 6E], recorded as Document No. 2023-79904, Official Public Records of Denton County, Texas.
104. Windsong Ranch Notice of Withdrawal of Land, recorded as Document No. 2024-103439, Official Public Records of Denton County, Texas.
105. Windsong Ranch Notice of Withdrawal of Land, recorded as Document No. 2024-103440, Official Public Records of Denton County, Texas.
106. Windsong Ranch Notice of Withdrawal of Land, recorded as Document No. 2024-103441, Official Public Records of Denton County, Texas.
107. Windsong Ranch Notice of Withdrawal of Land, recorded as Document No. 2024-103442, Official Public Records of Denton County, Texas.
108. Windsong Ranch Notice of Withdrawal of Land, recorded as Document No. 2024-103445, Official Public Records of Denton County, Texas.