

2/24

**Management Certificate for  
Windbrook Homeowners Association, Inc.**

Filed Pursuant to Texas Property Code Section 209.004  
as of October 2023 | Page 1 of 2

Name of Subdivision: Windbrook Subdivision

Name of Association: Windbrook Homeowners Association, Inc.

Mailing Address of Association: P. O. Box 1686  
Seguin, TX 78156

Subdivision Recording Data: The plats of the Subdivision are recorded in the Official Public Records of Guadalupe County, Texas as follows:  
Unit 1: Volume 7, Pages 181  
Unit 2: Volume 7, Pages 434-435  
Unit 3: Volume 8, Pages 693-694

Declaration Recording Data: The Declaration and any Amendments for Windbrook Subdivision are recorded as follows:

*Declaration of Covenants, Conditions and Restrictions of the Windbrook Subdivision Units I & II, Guadalupe County, Texas* was recorded on or about May 21, 2008, in Volume 2623, Page 764-777 of the Official Public Records of Guadalupe County, Texas.

*Amendment Declaration of Covenants, Conditions and Restrictions of the Windbrook Subdivision Units I & II, Guadalupe County, Texas* was recorded on or about December 18, 2019, as Document Number 201999029105 of the Official Public Records of Guadalupe County, Texas.

Name, phone number, e-mail, and mailing address of Person Managing Association or Association's Designated Representative: Kenneth Kuntschik  
830-608-0443  
[WindbrookHOASeguin@gmail.com](mailto:WindbrookHOASeguin@gmail.com)  
P. O. Box 1686  
Seguin, TX 78156

Association's Website: [WindbrookHOASeguin.CommunitySite.com](http://WindbrookHOASeguin.CommunitySite.com)

Fees Charged Relating to Property Transfers: Resale Certificate Fee: \$300.00  
Updated Resale Certificate Fee: \$75.00

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Other Information:                      The Association is self-managed.

Please contact the Association at the mailing address shown above for more information. Or the following address for legal notices in care of its Registered Agent:

Registered Agents, Inc.  
5900 Balcones Drive  
Austin, Texas 78731

The following document(s) should be noted:

*Utility Easement* which was recorded on or about December 12, 2006, in Volume 2410, Page 483-486 of the Official Public Records of Guadalupe County, Texas.

*Certification of Bylaws of Windbrook Homeowners Association* which has been recorded in the Official Records of Guadalupe County, Texas on the same date as this Management Certificate.

Date:

10/25/2023

Windbrook Homeowners Association, Inc.

By:

Kenneth Kuntschik  
Kenneth Kuntschik, President

STATE OF TEXAS

§

COUNTY OF

Guadalupe §

**BEFORE ME**, the undersigned authority, appeared Kenneth Kuntschik, President of Windbrook Homeowners Association, Inc., who, being by me first duly sworn, did upon his/her oath state that the information set forth in the above and foregoing Management Certificate is true and correct to the best of his/her knowledge.

Subscribed and sworn to before me on this, the 25 day of October 2023 2023, to which witness my hand and seal of office.

Cerina M. Jackson  
Notary Public,  
in and for the State of Texas

My Commission Expires: Aug. 27, 2027



Notary Seal Missing

**FILED and RECORDED in the OFFICIAL PUBLIC RECORDS**

**Honorable Teresa Kiel, Guadalupe County Clerk**

**Document Number:** 202399028004  
**Recorded On:** November 14, 2023 02:45 PM  
**Total Pages:** 3  
**Total Fees:** \$30.00

Discriminatory restrictive covenants based on race, color, religion contradict the 14th Amendment's Equal Protection Clause and are therefore unenforceable under federal law. Supreme Court Decision Shelly v. Kraemer 1948.

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**THIS PAGE CONTAINS IMPORTANT RECORDING INFORMATION  
AND SHALL REMAIN A PART OF THIS INSTRUMENT.**

**Receipt Number:** 20231114000130  
**User:** Beverly B  
**Station:** Schertz 2

**Return To:**  
AMY MCLIN  
1100 N W LOOP 410 STE 700

SAN ANTONIO TX 78213

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**STATE OF TEXAS  
GUADALUPE COUNTY**

**I hereby certify this instrument was FILED and RECORDED in the OFFICIAL  
PUBLIC RECORDS of Guadalupe County, Texas on the date/time printed above.**



*Teresa Kiel*  
Teresa Kiel  
Guadalupe County Clerk  
Guadalupe County, TX