


MARY LOUISE NICHOLSON
COUNTY CLERK

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
SOUTHWIND MEADOWS COMMUNITY ASSOCIATION, INC.**

The undersigned, being an officer of Southwind Meadows Community Association, Inc., a Texas nonprofit corporation (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain Southwind Meadows Community Association, Inc., Management Certificate, recorded under Document No. D222145604 in the Official Public Records of Tarrant County, Texas.

1. The name of the subdivision: Southwind Meadows.
2. The name of the Association: Southwind Meadows Community Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All of that certain real property in Tarrant County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Southwind Meadows, recorded under Document No. D218015151 in the Official Public Records of Tarrant County, as amended (the “**Declaration**”).
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit “A” attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association Southwind Meadows Community Association, Inc., c/o Legacy Southwest Property Management, 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Southwind Meadows Community Association, Inc.,
c/o Legacy Southwest Property Management
Attn.: Danielle Lascalere
Mailing Address: 8668 John Hickman Parkway, #801, Frisco, TX 75034
Telephone Number: 214-705-1615 Option 4
Email Address: propertymanagement@southwindmeadowshoa.com

7. Website to access the Association’s dedicatory instruments:
www.southwindmeadowshoa.com

8. Amount and description of fees related to property transfer in the subdivision:

The Association fees are in the following amounts:

Working Capital Assessment - \$550.00

Transfer Fee - \$150.00

Resale Certificate Fee - \$350.00 - \$450.00

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

[SIGNATURE PAGE FOLLOWS]

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

**SOUTHWIND MEADOWS COMMUNITY
ASSOCIATION, INC.,** a Texas nonprofit
corporation

By: 

Name: Amanda Duckworth

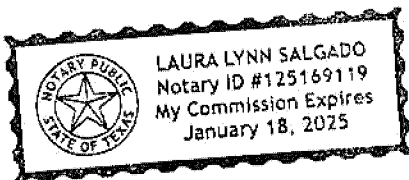
Title: President

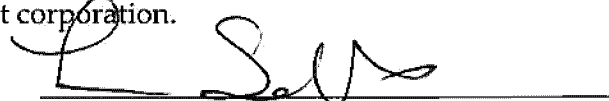
STATE OF TEXAS §

COUNTY OF Dallas §

This instrument was acknowledged before me this 30th day of August, 2022
by Amanda Duckworth, President of Southwind Meadows Community Association, Inc., a Texas
nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]




Notary Public Signature

AFTER RECORDING RETURN TO:
KRISTI E. STOTTS, ESQ.
WINSTEAD PC
401 CONGRESS AVE., SUITE 2100
AUSTIN, TEXAS 78701
KSTOTTS@WINSTEAD.COM

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions Southwind Meadows, recorded under Document No. D218015151, Official Public Records of Tarrant County, Texas.
2. Southwind Meadows Community Manual, recorded under Document No. D218020067, Official Public Records of Tarrant County, Texas.
3. Design Guidelines – Southwind Meadows, recorded under Document No. D218024226, Official Public Records of Tarrant County, Texas.
4. Southwind Meadows First Supplement to Community Manual, recorded under Document No. D221254102, Official Public Records of Tarrant County, Texas.
5. Southwind Meadows Amended and Restated Adoption of Working Capital Assessment, recorded under Document No. D222216399, Official Public Records of Tarrant County, Texas.

EXHIBIT "A"

SOUTHWIND MEADOWS COMMUNITY ASSOCIATION, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE