



**WINSOR MEADOWS AT WESTRIDGE
PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE**

As Required by Section 209.004, Texas Property Code

NOTICE IS HEREBY GIVEN that the below property is controlled by a mandatory homeowner's association.

- 1. NAME OF PROPERTY OWNERS ASSOCIATION:** Winsor Meadows Owners Association, Inc.
- NOT "WINDSOR"
- 2. SUBDIVISION INFORMATION:** Winsor Meadows at WestRidge is a phased addition to the City of McKinney, Texas, according to the plats thereof recorded in the Plat Records of Collin County, Texas, including the following:
 - Phase 1, recorded on May 2, 2003, as Doc. No. 2003-0080577, in Cabinet 0, Page 533
 - Phase 2A, recorded on December 19, 2003, as Doc. No. 2003-0244150, in Cabinet P, Page 365
 - Phase 2B, recorded on May 28, 2004, as Doc. No. 2004-0078308, in Cabinet P, Page 680
 - Phase 3, recorded on May 28, 2004, as Doc. No. 2004-0078352, in Cabinet P, Page 684
 - Phase 4, recorded on May 28, 2004, as Doc. No. 2004-0078391, in Cabinet P, Page 686
 - Phase 5, recorded on May 28, 2004, as Doc. No. 2004-0078307, in Cabinet P, Page 678
- 3. NAMES OF TWO PROPERTY OWNERS ASSOCIATIONS:** Each owner of a lot in Winsor Meadows at WestRidge is a member of the following two mandatory property owners associations:
 - Winsor Meadows Owners Association. which derives its authority from the Winsor Meadows Declaration described in Paragraph 4 below.
 - WestRidge Residential Association. Inc., which derives its authority from the Master Declaration described in Paragraph 5 below, and which is commonly known as the "WestRidge Master Association."
- 4. WINSOR MEADOWS DECLARATION INFORMATION:** Lots in Winsor Meadows are subject to the Declaration of Covenants, Conditions & Restrictions for Winsor Meadows at Westridge, recorded on August 25, 2003, as Document No. 2003-0167938, in Volume 5488, Page 003695, Real Property Records, Collin County, Texas, as supplemented and amended from time to time, including the following instruments recorded in the Real Property Records of Collin County, Texas:
 - Amendment of Annexation of Phase 2A of Winsor Meadows at Westridge, recorded on January 6, 2004, as Doc. No. 2004-0002215, in Volume 05578, Page 03330.
 - Amendment of Annexation of Winsor Meadows at Westridge (Unplatted Parcels - Proposed Phases 26 - 5), recorded on May 24, 2004, as Doc. No. 2004-0075857, in Volume 5675, Page 03933.
 - Notice of Platting, recorded on February 1, 2006, as Doc. No. 20060201000138060.

- Reserve Contribution Amendment (For Initial New Home Sales Only), recorded on December 26, 2006, as Doc. No. 20061226001802470.

- Reserve Contribution Amendment (For Resales Only), recorded on December 26, 2006, as Doc. No. 20061226001802460

5. MASTER DECLARATION INFORMATION: In addition to the Winsor Meadows Declaration described in Paragraph 4 above, lots in Winsor Meadows are also subject to the Master Declaration of Covenants, Conditions and Restrictions for WestRidge Community of McKinney, recorded as Document No. 2002-0011025, in Volume 05089, Page 03427, Real Property Records, Collin County, Texas, as it may be corrected, amended, and supplemented from time to time, including the following instruments recorded in the Real Property Records of Collin County, Texas:

- First Supplemental Declaration of Covenants, Conditions and Restrictions for "Windsor Hills at Westridge", recorded on May 16, 2002, as Document No. 2002-0070641, in Volume 05170, Page 02379.

- First Amendment to First Supplemental Declaration of Covenants, Conditions and Restrictions for "Windsor Hills at Westridge", recorded in 2003, as Document No. 2003-0015935, in Volume 5343, Page 005031.

- Second Amendment to First Supplemental Declaration of Covenants, Conditions and Restrictions for "Winsor Meadows at Westridge", recorded in 2003, as Document No. 2003-0078979, in Volume 5407, Page 005264.

- Third Amendment to First Supplemental Declaration of Covenants, Conditions and Restrictions for "Winsor Meadows at Westridge", recorded on April 26, 2006, as Document No. 20060426000556540.

6. ASSOCIATION NAME AND MAILING ADDRESS:

Winsor Meadows Owners Association, Inc.
c/o Assured Association Management, Inc.
2500 Legacy Drive, Suite 220
Frisco, Texas 75034
Phone: (469)-480-8000 Fax: (469)-480-8080
Website: www.assuredmanagement.com

7. ASSOCIATION'S MANAGING AGENT NAME AND MAILING ADDRESS:

Assured Association Management, Inc.	Phone: (469)-480-8000
2500 Legacy Drive, Suite 220	Fax: (469)-480-8080
Frisco, Texas 75034	Website: www.assuredmanagement.com

8. NOTICE OF TWO ASSESSMENTS & TWO LIENS: Every lot in Winsor Meadows is obligated for assessments to two associations - a regular assessment to the Winsor Meadows Owners Association, and a regular assessment to the WestRidge Residential Association, Inc. - each of which is secured by an assessment lien in favor of the respective association.

- 9. UNIFIED TWO-TIER MANAGEMENT:** Section 2.04 of the Master Declaration of Covenants, Conditions and Restrictions for WestRidge Community of McKinney stipulates that one management company will manage the entire WestRidge Community of McKinney. Accordingly, Assured Association Management, Inc. (AMI) the company that manages the Master Association - also manages the 7 Sub-Associations in The WestRidge Community of McKinney, of which Winsor Meadows is one.
- 10. RESALE CERTIFICATES/SUBDIVISION INFORMATION:** One benefit of unified management is that AMI issues a resale certificate containing pertinent information for both the Master Association and the Sub-Association.

DATED June 1st, 2017

WINSOR MEADOWS OWNERS ASSOCIATION, INC.,
a Texas property owner's association

ASSURED ASSOCIATION MANAGEMENT, INC.,
a Texas corporation, its managing agent

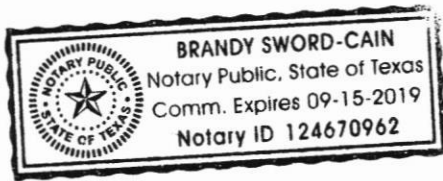
By: Margie Maxwell
Margie Maxwell, Executive Officer

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
§
COUNTY OF COLLIN §

BEFORE ME, the undersigned notary public, on this day personally appeared
Margie Maxwell, known to me to be the person whose name is
subscribed to the foregoing instrument and who acknowledged to me that he/she executed
the same for the purposes and consideration set forth therein and in the capacity
therein stated.

SUBSCRIBED AND SWORN TO BEFORE ME, on this the 1st day of
June, 2017.



[Signature]
**NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS**

AFTER RECORDING PLEASE RETURN TO:

Assured Association Management, Inc.
2500 Legacy Drive, Suite 220
Frisco, Texas 75034

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
06/26/2017 03:30:42 PM
\$38.00 DFOSTER
20170626000831130



[Signature: Stacey Kemp]