

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
*for*  
WINDCREST TOWNHOMES ASSOCIATION, INC.

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THE STATE OF TEXAS                   §  
  §  
COUNTY OF GILLESPIE               §

The undersigned, being the Managing Agent for Windcrest Townhomes Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Windcrest Townhomes.
2. Name of Association: The name of the Association is Windcrest Townhomes Association, Inc.
3. Recording Data for the Subdivision:
  - a. Windcrest, a subdivision in Gillespie County, Texas according to the map or plat thereof recorded in Volume 1, Page 71 and resubdivided in Volume 1, Pages 127-128 of the Plat Records of Gillespie County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:\*
  - a. Documents:
    - (1) Declaration of Covenants, Conditions and Restrictions for Windcrest Townhomes.
    - (2) Amendment to Subdivision Restrictions.
    - (3) Certificate of Amendment of the Declaration of Covenants, Conditions and Restrictions of Windcrest Townhomes Association, Inc.
    - (4) Certificate of Amendment of the Declaration of Covenants, Conditions, and Restrictions for Windcrest Townhomes Association, Inc.
    - (5) Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Windcrest Townhomes.
  - b. Recording Information:
    - (1) Volume 140, Page 495, *et seq.* in the Official Public Records of Real Property of Gillespie County, Texas.

- (2) Volume 216, Page 135, *et seq.* in the Official Public Records of Real Property of Gillespie County, Texas.
  - (3) Gillespie County Clerk's File No. 20132245.
  - (4) Gillespie County Clerk's File No. 20161380.
  - (5) Gillespie County Clerk's File No. 20194315.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Windcrest Townhomes Association, Inc. c/o RowCal Management, LLC, P.O. Box 421150, Minneapolis, MN 55442.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: RowCal Management, LLC. Address: P.O. Box 421150, Minneapolis, MN 55442. Phone No.: 512.580.4212. Email Address: careteam@rowcal.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://www.rowcal.com>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Updated Resale Certificate Fee	\$ 75.00 (1-180 days)
Upgraded Resale Certificate Fee	\$ 450.00
Resale Certificate Rush Fee	\$75.00 - \$125.00
Transfer Fee	\$ 275.00

*[The remainder of this page was intentionally left blank.]*

Executed on this 10th day of November, 2025.

**WINDCREST TOWNHOMES  
ASSOCIATION, INC.**

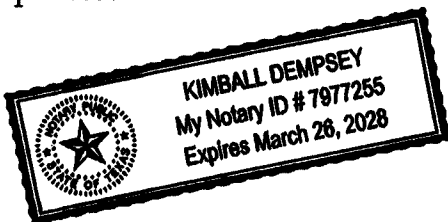
By: RowCal Management, LLC, Managing Agent

By: Brett McAnally  
Printed: Brett McAnally, Managing Agent  
Its: Managing Agent

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS     §  
  §  
COUNTY OF Travis     §

BEFORE ME, the undersigned notary public, on this 10th day of November 2025 personally appeared Brett McAnally, managing agent for RowCal Management, LLC, Managing Agent for Windcrest Townhomes Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



[Signature]  
Notary Public in and for the State of Texas

**Gillespie County**  
**LINDSEY BROWN**  
Gillespie County  
Clerk

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**Instrument Number:** 20255531

**MANAGER'S CERTIFICATE**

**Recorded On:** November 10, 2025 12:55 PM

**Number of Pages:** 4

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

**Total Recording:** \$33.00

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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:** 20255531  
**Receipt Number:** 20251110000010  
**Recorded Date/Time:** November 10, 2025 12:55 PM  
**User:** Josh C  
**Station:** DELLGVKBHQ2

**Record and Return To:**

CSC Global



**STATE OF TEXAS**  
**COUNTY OF GILLESPIE**

**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 Gillespie County, Texas.**

LINDSEY BROWN  
Gillespie County Clerk  
Gillespie County, TX

*Lindsey Brown*