



A handwritten signature in cursive script that reads "Janet Parker".

Janet Parker, County Clerk

Burnet County, TX

Pages: 4 CERT Fee: \$38.00

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**WINDERMERE OAKS PROPERTY OWNERS' ASSOCIATION**

THE STATE OF TEXAS       §  
                                          §  
COUNTY OF BURNET       §

The undersigned, being the Managing Agent for Windermere Oaks Property Owners' Association, 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 Windermere Oaks.
2. Name of Association: The name of the Association is Windermere Oaks Property Owners' Association.
3. Recording Data for the Subdivision:
  - a. Windermere Oaks, a subdivision in Burnet County, Texas according to the maps or plats thereof recorded in Volume 2, Page 88 of the Plat Records of Burnet County, Texas, and Cabinet 3, Slides 139A, B, and C, Burnet County Plat Records and all amendments to or replats of said maps or plats, if any.
  - b. The Center Cove at Windermere, Section One, a subdivision in Burnet County, Texas according to the maps or plats thereof recorded in Volume 4, Page 23 of the Plat Records of Burnet County, Texas, and all amendments to or replats of said maps or plats, if any.
  - c. The Center Cove at Windermere, Section Two, a subdivision in Burnet County, Texas according to the maps or plats thereof recorded in Volume 4, Page 59 of the Plat Records of Burnet County, Texas, and all amendments to or replats of said maps or plats, if any.
  - d. The Center Cove at Windermere, Section Three, a subdivision in Burnet County, Texas according to the maps or plats thereof recorded in Volume 4, Page 125 of the Plat Records of Burnet County, Texas, and all amendments to or replats of said maps or plats, if any.
  - e. The Hill at Windermere, Section Two, a subdivision in Burnet County, Texas according to the maps or plats thereof recorded in Volume 5, Page 11 of the Plat Records of Burnet County, Texas, and all amendments to or replats of said maps or plats, if any.
  - f. The Hill at Windermere, Section Four, a subdivision in Burnet County, Texas according to the maps or plats thereof recorded in Volume 5,

Page 37 of the Plat Records of Burnet County, Texas, and all amendments to or replats of said maps or plats, if any.

- g. The Hill at Windermere, Section Five, a subdivision in Burnet County, Texas according to the maps or plats thereof recorded in Cabinet 1, Slides B and C, of the Plat Records of Burnet County, Texas, and all amendments to or replats of said maps or plats, if any.
- h. Pilot's Landing, a subdivision in Burnet County, Texas according to the maps or plats thereof recorded in Volume 279, Page 654 of the Plat Records of Burnet 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 The Center Cove at Windermere Section One.
- (2) Declaration of Covenants, Conditions and Restrictions The Center Cove at Windermere Section Two.
- (3) General Warranty Deed with Vendor's Lien in Favor of Third Party.
- (4) Declaration of Covenants, Conditions and Restrictions Windermere's Overlook, Section One.
- (5) Second Amendment and Restatement of Restrictive Covenants.
- (6) Third Amendment of Restrictive Covenants.
- (7) Pilot's Landing Amended Declaration of Covenants, Conditions and Restrictions.

b. Recording Information:

- (1) Burnet County Clerk's File Volume 252, Page 745, *et seq.*
- (2) Burnet County Clerk's File Volume 262, Page 376, *et seq.*
- (3) Burnet County Clerk's File Volume 280, Page 893, *et seq.*
- (4) Burnet County Clerk's File Volume 305, Page 181, *et seq.*
- (5) Burnet County Clerk's File Volume 754, Page 501, *et seq.*
- (6) Burnet County Clerk's File Volume 1038, Page 163, *et seq.*
- (7) Burnet County Clerk's File No. 201208461.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Windermere Oaks Property Owners' Association, c/o RealManage, P.O. 803555, Dallas, TX 75380.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

RealManage  
P.O. Box 803555,  
Dallas, TX, 75380  
866.473.2573  
WINOAKS@CiraMail.com

7. The Association's Dedicatory Instruments are available to Members online at:  
[www.ciranet.com/residentportal](http://www.ciranet.com/residentportal).
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

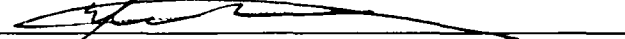
Description	Fee
Resale Certificate	\$ 375.00
Transfer Fee	\$ 325.00
Update Fee	\$ 75.00
Refinance Fee	\$ 250.00

Resale certificates are requested via the RealManage Closing Portal at [www.realmanage.com/closingportal](http://www.realmanage.com/closingportal).

Executed on this 28 day of FEBRUARY, 2022.

**WINDERMERE OAKS PROPERTY OWNERS' ASSOCIATION**

By: RealManage,  
Managing Agent

By: 

Printed: MAEL RODRIGUEZ

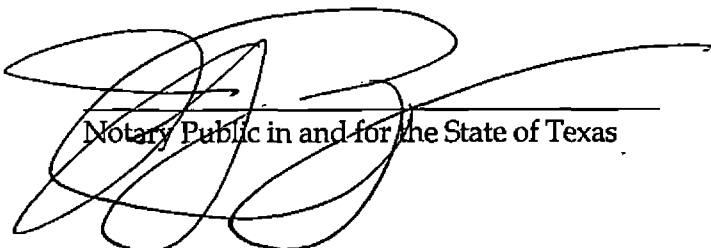
Its: Manager

\*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 WILLIAMSON     §



BEFORE ME, the undersigned notary public, on this 28 day of February 2022 personally appeared MARC RODRIGUEZ, Community Manager of RealManage, Managing Agent for Windermere Oaks Property Owners' Association, 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.

  
 Notary Public in and for the State of Texas