

STATE OF TEXAS
COUNTY OF HARRIS

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
For
Winston Woods Homeowners Association, Inc.

The undersigned Association gives notice in accordance with Texas Property Code §209.004.

1. Name of Subdivision: Winston Woods
2. Legal Name of Association: Winston Woods Homeowners Association, Inc.
3. Recording Data for Subdivision (Plat recording information for land subject to the deed restrictions): Document No. S415809 in the Plat Records of Harris County, Texas.
4. Recording Data for the Declaration and any/all amendments: Document No. S422188 in the Real Property Records of Harris County, Texas
5. Name and Mailing Address of the person managing the association:

Name: Larry Levine
Mailing address: 4 Winston Woods, Houston, Texas 77024
Phone number: 713-202-2092
Email address: llevine@levcor.com

7. Amount and description of a fee or fees charged by the Association relating to a property transfer in the Subdivision:

Resale Certificate: \$375

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the property and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the community and to contact its governing association. This certificate does not purport to identify every publicly recorded document affecting the property, or to report every piece of information pertinent to the property. No person should rely on this certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision. The registered agent for the association is on file with the Texas Secretary of State.

This certificate is filed of record in the county where the above-described project is located. It will be valid until a management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

Winston Woods Homeowners Association, Inc.

By

Printed name

Title (circle one):

Officer

OR

Managing agent

RP-2025-14407

Date 1/13/25

STATE OF TEXAS
COUNTY OF Harris

This instrument was acknowledged before me on January 13,
2025 by Larry Levine in the above stated capacity.

Notary signature Karen Hoecherl

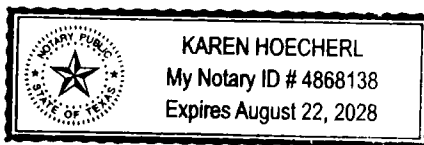
Notary Public for the State of TEXAS

Printed name of notary Karen Hoecherl

My commission expires 8/22/28

After recording, please return to:

Niemann & Heyer LLP
1122 Colorado, Suite 313
Austin, TX 78701



/Volumes/File Server/CLIENTS/Winston Woods/Mgmt Cert 2024/Management Certificate 2024.docx

RP-2025-14407
Pages 3
01/14/2025 09:51 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$29.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2025-14407