



PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE

for

Winfield Lakes Homeowners Association, Inc.
(Pursuant to TEXAS PROPERTY CODE Section 209.004)

1. Name of Subdivisions: Winfield Lakes, Sections Eight through Section Eighteen
Winfield Lakes North, Section One through Seven

2. Name of Association: Winfield Lakes Homeowners Association, Inc.

3. Recording Data for the Subdivisions:

Winfield Lakes, Section Eight, according to the map or plat thereof recorded in File No. 20050243, in the Plats Records of Fort Bend County, Texas.

Winfield Lakes, Section Nine, according to the map or plat thereof recorded in File No. 20060006, in the Plats Records of Fort Bend County, Texas.

Winfield Lakes, Section Ten, according to the map or plat thereof recorded in File No. 20050130, in the Plats Records of Fort Bend County, Texas.

Winfield Lakes, Section Eleven, according to the map or plat thereof recorded in File No. 20070152, in the Plats Records of Fort Bend County, Texas.

Winfield Lakes, Section Twelve, according to the map or plat thereof recorded in File No. 20150001, in the Plats Records of Fort Bend County, Texas.

Winfield Lakes, Section Thirteen, according to the map or plat thereof recorded in File No. 20070090, in the Plats Records of Fort Bend County, Texas.

Winfield Lakes, Section Fourteen, according to the map or plat thereof recorded in File No. 20130304, in the Plats Records of Fort Bend County, Texas.

Winfield Lakes, Section Fifteen, according to the map or plat thereof recorded in File No. 20100137, in the Plats Records of Fort Bend County, Texas.

Winfield Lakes, Section Sixteen, according to the map or plat thereof recorded in File No. 20070070, in the Plats Records of Fort Bend County, Texas.

Winfield Lakes, Section Seventeen, according to the map or plat thereof recorded in File No. 20130269, in the Plats Records of Fort Bend County, Texas.

Winfield Lakes, Section Eighteen, according to the map or plat thereof recorded in File No. 20120095, in the Plats Records of Fort Bend County, Texas.

Winfield Lakes North, Section One, according to the map or plat thereof recorded in File No. 20150075, in the Plats Records of Fort Bend County, Texas.

Winfield Lakes North, Section Two, according to the map or plat thereof recorded in File No. 20160120, in the Plats Records of Fort Bend County, Texas.

Winfield Lakes North, Section Three, according to the map or plat thereof recorded in File No. 20170106, in the Plats Records of Fort Bend County, Texas.

Winfield Lakes North, Section Four, according to the map or plat thereof recorded in File No. 20180079, in the Plats Records of Fort Bend County, Texas.

Winfield Lakes North, Section Five, according to the map or plat thereof recorded in File No. 20200109, in the Plats Records of Fort Bend County, Texas.

Winfield Lakes North, Section Six, according to the map or plat thereof recorded in File No. 2020159619, in the Plats Records of Fort Bend County, Texas.

Winfield Lakes North, Section Seven, according to the map or plat thereof recorded in File No. 20220119, in the Plats Records of Fort Bend County, Texas.

4. Recording Data for the Declarations:

Declaration of Covenants, Conditions and Restrictions for Winfield Lakes Homeowners Association Section Eight (8), recorded under Clerk's File No. 2005145945 in the Official Public Records of Fort Bend County, Texas.

Declaration of Covenants, Conditions and Restrictions for Winfield Lakes Homeowners Association Section Nine (9), recorded under Clerk's File No. 2006038309 in the Official Public Records of Fort Bend County, Texas.

Amendment to Declaration of Covenants, Conditions and Restrictions for Winfield Lake Homeowners Association, Section Nine and Sixteen (to correct scrivener's error), recorded under Clerk's File No. 2011006290 in the Official Public Records of Fort Bend County, Texas.

Deed Restrictions, recorded under Clerk's File No. 2009063609 in the Official Public Records of Fort Bend County, Texas.

Declaration of Covenants, Conditions and Restrictions for Winfield Lakes Homeowners Association Section Ten (10), recorded under Clerk's File No. 2005102240 in the Official Public Records of Fort Bend County, Texas.

Winfield Lakes Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Winfield Lakes Section Eleven (11), recorded under Clerk's File No. 2009093462 in the Official Public Records of Fort Bend County.

Winfield Lakes Homeowner's Association Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Winfield Lakes Section Twelve (12), recorded under Clerk's File No. 2015061109 in the Official Public Records of Fort Bend County, Texas.

Winfield Lakes Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Winfield Lakes Section Thirteen (13), recorded under Clerk's File No. 2009093461 in the Official Public Records of Fort Bend County.

Winfield Lakes Homeowner's Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Winfield Lakes Section Fourteen (14), recorded under Clerk's File No. 2014055254 in the Official Public Records of Fort Bend County, Texas.

Winfield Lakes Homeowners Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Winfield Lakes Section Fifteen (15), recorded under Clerk's File No. 2012003891 in the Official Public Records of Fort Bend County, Texas.

Declaration of Covenants, Conditions and Restrictions for Winfield Lakes Homeowners Association Section Sixteen (16), recorded under Clerk's File No. 2007095721 in the Official Public Records of Fort Bend County, Texas.

Winfield Lakes Homeowners Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Winfield Lakes Section Seventeen (17), recorded under Clerk's File No. 2014045900 in the Official Public Records of Fort Bend County, Texas.

Winfield Lakes Homeowner's Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Winfield Lakes Section Eighteen (18), recorded under County Clerk's File No. 2013018598.

Winfield Lakes Homeowners Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Winfield Lakes North, Section One (1), recorded under County Clerk's File No. 2015117193.

Winfield Lakes Homeowners Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Winfield Lakes North, Section Two (2), recorded under County Clerk's File No. 2016119566.

Winfield Lakes Homeowners Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Winfield Lakes North, Section Three (3), recorded under County Clerk's File No. 2018018418.

Winfield Lakes Homeowners Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Winfield Lakes North, Section Four (4), recorded under County Clerk's File No. 2019018612.

Winfield Lakes Homeowners Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Winfield Lakes North, Section Five (5), recorded under County Clerk's File No. 2020074679.

Winfield Lakes Homeowners Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Winfield Lakes North, Section Six (6), recorded under County Clerk's File No. 2021103403.

Winfield Lakes Homeowners Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Winfield Lakes North, Section Seven (7), recorded under County Clerk's File No. 2022119222.

5. Name and Mailing Address of the Association:

Winfield Lakes Homeowners Association, Inc.
c/o RealManage
16000 Barkers Point Lane, Suite 250
Houston TX 77079

6. The name, mailing address, telephone number and email address of the person managing the Association or the Association's designated representative:

RealManage
16000 Barkers Point Lane, Suite 250
Houston TX 77079
Melissa Bessey, Manager
Phone: 281-531-0002
Email: WINLAKES@Ciramail.com

7. The website address where homeowners may access the Association's dedicatory instruments:

www.ciranet.com

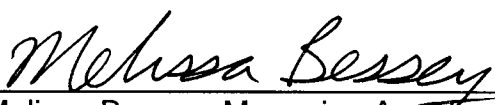
8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Transfer Fee:	\$325.00
Statement of Account:	\$295.00
Conveyance Processing	\$325.00
Refinance Fee:	\$250.00
Resale Certificate:	\$375.00
Rush Fees:	\$200.00 - \$375.00

Date:

6/10/2025

WINFIELD LAKES HOMEOWNERS ASSOCIATION,
INC.


Melissa Bessey, Managing Agent

STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on June 10, 2025 by
Melissa Bessey, Managing Agent for Winfield Lakes Homeowners Association, Inc., a
Texas nonprofit corporation, on behalf of said corporation.

Maria C Leal
NOTARY PUBLIC, STATE OF TEXAS

7179.0006

Return to:

RealManage
16000 Barkers Point Lane, Suite 250
Houston TX 77079

