

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR
WINDSOR PARK LAKES HOMEOWNERS ASSOCIATION**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WINDSOR PARK LAKES HOMEOWNERS ASSOCIATION, a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Certificates, as follows:

(1) the name of the Subdivision is Windsor Park Lakes, Sections One through Twenty-Five;

~~(2) the name of the Association is Windsor Park Lakes Homeowners Association;~~

(3) the subdivisions are recorded in the Map Records of Harris County, Texas, as follows:

- (a) Windsor Park Lakes, Section 1, under Clerk's File No. R806777;
- (b) Windsor Park Lakes, Section 1, Partial Replat, under Clerk's File No. V195201;
- (c) Windsor Park Lakes, Section 2, under Clerk's File No. S815243;
- (d) Windsor Park Lakes, Section 2, Partial Replat, under Clerk's File No. T348212;
- (e) Windsor Park Lakes, Section 3, under Clerk's File No. T295236;
- (f) Amending Plat of Windsor Park Lakes, Section 3, under Clerk's File No. T592770;
- ~~(g) Windsor Park Lakes, Section 4, under Clerk's File No. U126962;~~
- (h) Windsor Park Lakes, Section 4, Partial Replat No. 1, under Clerk's File No. U723370;
- (i) Windsor Park Lakes, Section 5, under Clerk's File No. U887548;
- (j) Windsor Park Lakes, Section 6, under Clerk's File No. W439483;
- (k) Windsor Park Lakes, Section 6, Partial Replat No. 1, under Clerk's File No. 20060115164;
- (l) Windsor Park Lakes, Section 7, under Clerk's File No. Y249998;

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- (m) Windsor Park Lakes, Section 8, under Clerk's File No. Z307669;
- (n) Windsor Park Lakes, Section 9, under Clerk's File No. 20070268310;
- (o) Windsor Park Lakes, Section 10, under Clerk's File No. 20070265066;
- (p) Windsor Park Lakes, Section 11, under Clerk's File No. 20100054490;
- (q) Windsor Park Lakes, Section 12, under Clerk's File No. 20080203066;

(4) the declaration and any amendments to the declaration are recorded in the Real Property Records of Harris County, Texas as follows:

- (a) Windsor Park Lakes, Section One, Declaration of Covenants, Conditions & Restrictions under Clerk's File No. R832440;
- (b) First Amendment to Windsor Park Lakes, Section One, Declaration of Covenants, Conditions & Restrictions under Clerk's File No. S451786;
- (c) Windsor Park Lakes, Section Two, Declaration of Covenants, Conditions & Restrictions under Clerk's File No. T044972;
- (d) First Amendment to Windsor Park Lakes, Section Two, Declaration of Covenants, Conditions & Restrictions under Clerk's File No. W002283;
- (e) Windsor Park Lakes, Section Three, Declaration of Covenants, Conditions & Restrictions under Clerk's File No. T523136;
- (f) Second Amendment to Windsor Park Lakes, Section Three, Declaration of Covenants, Conditions & Restrictions under Clerk's File No. W002284;
- (g) Windsor Park Lakes, Section Four, Declaration of Covenants, Conditions & Restrictions under Clerk's File No. U345000;
- (h) First Amendment to Windsor Park Lakes, Section Four, Declaration of Covenants, Conditions & Restrictions under Clerk's File No. W002285;
- (i) Windsor Park Lakes, Section Five, Declaration of Covenants, Conditions & Restrictions under Clerk's File No. V340700;
- (j) First Amendment to Windsor Park Lakes, Section Five, Declaration of Covenants, Conditions & Restrictions under Clerk's File No. W002286;
- (k) Windsor Park Lakes, Section Six, Declaration of Covenants, Conditions & Restrictions under Clerk's File No. W572254;

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- (l) First Amendment to Windsor Park Lakes, Section Six, Declaration of Covenants, Conditions & Restrictions under Clerk's File No. W608171;
- (m) Second Amendment to Windsor Park Lakes, Section Six, Declaration of Covenants, Conditions & Restrictions under Clerk's File No. W864407;
- (n) First Amendment to Windsor Park Lakes, Section Six, Declaration of Covenants, Conditions & Restrictions (title of amendment was duplicated) under Clerk's File No. Z279087;
- (o) Second Amendment to Windsor Park Lakes, Section Six, Declaration of Covenants, Conditions & Restrictions (title of amendment was duplicated) under Clerk's File No. Z279088;

- (p) Windsor Park Lakes, Section Seven, Declaration of Covenants, Conditions & Restrictions under Clerk's File No. Y371250;
- (q) First Amendment to Windsor Park Lakes, Section Seven, Declaration of Covenants, Conditions & Restrictions under Clerk's File No. 20070601517;
- (r) Windsor Park Lakes, Section Eight, Declaration of Covenants, Conditions & Restrictions under Clerk's File No. Z473139;
- (s) First Amendment to Windsor Park Lakes, Section Eight, Declaration of Covenants, Conditions & Restrictions under Clerk's File No. 20070601518;
- (t) Windsor Park Lakes, Section Nine, Declaration of Covenants, Conditions & Restrictions under Clerk's File No. 20070306813;
- (u) First Amendment to Windsor Park Lakes, Section Nine, Declaration of Covenants, Conditions & Restrictions under Clerk's File No. 20070601519;
- (v) Windsor Park Lakes, Section Ten, Declaration of Covenants, Conditions & Restrictions under Clerk's File No. 20070306815;

- (w) First Amendment to Windsor Park Lakes, Section Ten, Declaration of Covenants, Conditions & Restrictions under Clerk's File No. 20070601520;
- (x) Windsor Park Lakes, Section Eleven, Declaration of Covenants, Conditions & Restrictions under Clerk's File No. 20100364035;
- (y) Windsor Park Lakes, Section Twelve, Declaration of Covenants, Conditions & Restrictions under Clerk's File No. 20080500336;

(5) The name and mailing address of the Association is: Windsor Park Lakes Homeowners Association, Inc. c/o Inframark Management Services, 2002 West Grand Parkway North, Ste. 100, Katy, Texas 77449;

(6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

(a) Inframark Management Services, 2002 West Grand Parkway North, Ste. 100, Katy, Texas 77449;

(b) (281) 398-8211;

(c) CustomerCare@inframark.com;

(7) The Association's website address is: <https://windsorparklakes.nabrnetwork.com/>

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

(a) Transfer Fee - \$300.00;

(b) Refinance Fee - 100.00;

(c) Resale Certificate Fee - \$350.00;

(d) Updated Resale Certificate Fee - \$75.00;

(e) Rush Fee:

i. \$185.00 for 1-day rush;

ii. \$150.00 for 3-day rush;

iii. \$125.00 for 5-day rush;

(f) Statement of Account - \$50.00;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 18 DAY OF NOVEMBER, 2021.

By: *Rick Wolfe*

Managing Agent for the Windsor Park Lakes Homeowners Association, Inc.

RIK WOLFE
Print Name

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 18 day of November, 2021.



Sharon Ann Griffith
Notary Public, State of Texas

E-RECORDED BY:
HOLT & YOUNG, P.C.
9821 Katy Fwy., Ste. 350
Houston, Texas 77024

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Pages 6
01/26/2022 10:11 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$34.00

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.




COUNTY CLERK
HARRIS COUNTY, TEXAS

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