

AMENDED PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
Windfern Forest, Section One Civic Improvement Association
(Pursuant to TEXAS PROPERTY CODE Section 209.004)

1. Name of Subdivisions: Windfern Forest, Section One
Windfern Forest, Section Two
2. Name of Association: Windfern Forest, Section One Civic Improvement Association
3. Recording Data for the Subdivisions:

Windfern Forest, Section One, according to the map or plat thereof filed under Volume 183, Page 140, in the Map Records of Harris County, Texas

Windfern Forest, Section One, according to the map or plat thereof filed under Volume 244, Page 49, in the Map Records of Harris County, Texas

Windfern Forest, Section Two, according to the map or plat thereof filed under Volume 271, Page 25, in the Map Records of Harris County, Texas

4. Recording Data for the Declaration:

Windfern Forest Section One (1) Subdivision Restrictions, recorded under Clerk's File No. D461121, in the real property records of Harris County, Texas.

Cancellation of Windfern Forest Section One, recorded under Clerk's File No. D796581, in the real property records of Harris County, Texas.

Cancellation and Revocation of Restrictions, recorded under Clerk's File No. D895414, in the real property records of Harris County, Texas.

Declaration of Covenants, Conditions and Restrictions, recorded under Clerk's File No. E998882 in the real property records of Harris County, Texas.

Annexation of Certain Lots in Windfern Forest, recorded under Clerk's File No. F300985, in the real property records of Harris County, Texas.

Annexation of Certain Lots in Windfern Forest, recorded under Clerk's File No. G543178, in the real property records of Harris County, Texas.

Variance and Waiver of Restrictions, recorded under Clerk's File No. Y585482, in the real property records of Harris County, Texas.

Declaration of Covenants, Conditions and Restrictions, Forest Windfern Forest Section Two, recorded under Clerk's File No. F300986 in the real property records of Harris County, Texas.

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5. Name and Mailing Address of the Association:

Windfern Forest, Section One Civic Improvement Association
c/o Randall Management
6200 Savoy Dr. Suite 420
Houston, TX 77036

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

Randall Management
6200 Savoy Dr. Suite 420
Houston, TX 77036
Phone: 713-728-1126
Email: wf@randallmanagement.com

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

<https://www.randallmanagement.com/windfern-forest-civic-association/>

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

Transfer Fee - \$250.00
Refinance Fee - \$100.00

Resale Certificate - \$250 (6-10 business days)
Resale Certificate Rush Fee - \$25.00 (5-6 business days)
Resale Certificate Rush Fee - \$50.00 (3-4 business days)
Resale Certificate Rush Fee - \$75.00 (1-2 business days)

*Rush Fees do not apply to resale updates. Only for a new resale certificate.

Resale Certificate Update Fee - \$75.00 (3-5 business days and only applies when an existing resale certificate is requested within 90 days (unless 90 day period of resale changed)

Quote Fee - \$100.00 (6-10 business days)
Quote Rush Fee - \$25.00 (5-6 business days)
Quote Rush Fee - \$50.00 (3-4 business days)
Quote Rush Fee - \$75.00 (1-2 business days)

*Rush Fees do not apply to Quote update. Only applies to new quotes.

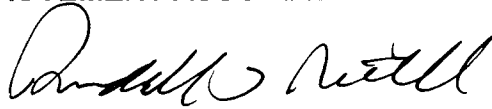
Quote Update Fee - \$50.00 (Requote fee applies when an updated quote is requested within same month)

Questionnaire Fees - \$250.00
Questionnaire Rush Fees - \$25.00 (5-6 business days)

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Date: Oct 4, 2021

WINDFERN FOREST, SECTION ONE CIVIC
IMPROVEMENT ASSOCIATION

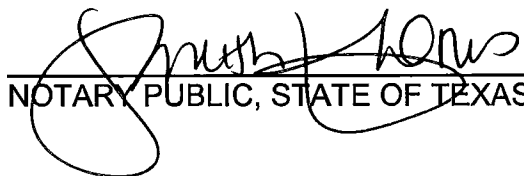


Randall Q. Smith, Managing Agent

STATE OF TEXAS §

COUNTY OF HARRIS §

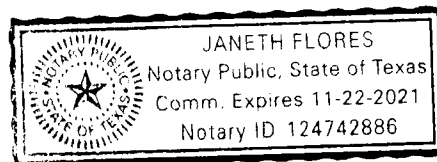
This instrument was acknowledged before me on October 4, 2021 by
Randall Q. Smith, Manager for Randall Management, Managing Agent for Windfern
Forest, Section One Civic Improvement Association, a Texas nonprofit corporation, on
behalf of said corporation.



NOTARY PUBLIC, STATE OF TEXAS

7196.000

Return to:



Randall Management
6200 Savoy Dr. Suite 420
Houston, TX 77036
Phone: 713-728-1126

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Pages 4
10/05/2021 08:39 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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

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