

CO-2

### MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.  
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of November 22, 2022 by Midlothian Windermere Estates Homeowners Association, Inc. a/k/a Midlothian Windermere Estates HOA, a Texas Nonprofit Corporation (the "Association").

#### WITNESSETH:

WHEREAS, the Declarant for Windermere Estates has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Windermere Estates filed of record on or about October 26, 2015 (the "Declaration") and recorded at Instrument #1527202 in the Real Property Records of Ellis County, Texas, which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

WHEREAS, Declarant has created the Association for the benefit of Windermere Estates.

WHEREAS, the Association was duly formed as a Texas Nonprofit Corporation on August 25, 2022, after previously operating as an unincorporated nonprofit organization.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is Windermere Estates, located in the City of Midlothian, Ellis County, Texas, near the intersection of Onward Rd and FM 1387.
2. Name of the Association. The name of the Association is Midlothian Windermere Estates Homeowners Association, Inc. a/k/a Midlothian Windermere Estates HOA.
3. Recording Data for the Subdivision. The Final Plat for Windermere Estates was filed on or about May 22, 2014 recorded at Instrument #1410760 in the Real Property Records of Ellis County, Texas.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about October 26, 2015 recorded at Instrument #1527202 in the Real Property Records of Ellis County, Texas. The Bylaws for the Association were filed on or about October 26, 2015 recorded at Instrument #1527203 in the Real Property Records of Ellis County, Texas.

The Declaration was amended as follows:

- On or about March 7, 2018 at Instrument #1806353 in the Real Property Records of Ellis County, Texas.

5. The Name and Mailing Address of the Association. The Association can be reached by electronic mail at [board@wehoa.homes](mailto:board@wehoa.homes), or by United States Postal Service at:

Midlothian Windermere Estates HOA  
PO Box 443  
Midlothian TX 76065

For legal matters related to the Association's status as a Texas Nonprofit Corporation, the Registered Agent can be reached at:

Manning & Meyers, Attorneys at Law  
4340 N. Central Expressway, Suite 200  
Dallas, TX 75206

6. Manager of the Association. The association is self-managed; the Board of Directors and Association Officers can be contacted at the email and postal address listed above, or by phone or SMS to the Association President, Eric Blake, at 214-506-8652.

7. Website for the Association. The website for the Association is <https://wehoa.homes>. A copy of this document, and of all Dedicatory Instruments for the Association, are available on the website without login. Members of the Association are entitled to a login account at the website which grants access to further information related to the Association.

8. Resale Certificates. Resale Certificates may be requested by contacting the Board of Directors at [resale@wehoa.homes](mailto:resale@wehoa.homes) or at the mailing address listed above. The cost of a Resale Certificate is \$250.00. The cost of a Transfer Fee is \$125.00. The cost of a Capital Contribution Fee is \$250.00.

9. Other Information. As of December 1, 2022, annual dues are \$300.00, to be paid in full on January 1 of each year unless the owner enters into a written Alternative Payment Plan with the board. Late fees are \$25.00 per month with no other interest charges, added on the 16th if a balance due on the 1st has not been paid by then. Late fees are not assessed in January for an Owner that had a zero balance the prior December, and waived for an Owner abiding by the terms of an Alternative Payment Plan.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

Midlothian Windermere Estates Homeowners Association, Inc.  
a/k/a Midlothian Windermere Estates HOA, a Texas nonprofit corporation

By:

 Nov 22, 2022  
Eric Blake, Association President

THE STATE OF TEXAS   §  
COUNTY OF ELLIS       §

This instrument was acknowledged before me on this 22 day of November, 2022 by Eric Blake, Authorized Representative for Midlothian Windermere Estates Homeowners Association, Inc. a/k/a Midlothian Windermere Estates HOA, a Texas nonprofit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas

Joseph Sethe Ayres  
Notary Public Signature





FILED FOR RECORD - ELLIS COUNTY, TX  
INST NO. 2244000  
on Nov 22, 2022 at 12:17:00 PM

STATE OF TEXAS

COUNTY OF ELLIS

I hereby certify this instrument was filed on the date  
and time stamped hereon and was duly recorded in  
the records of Ellis County, Texas as stamped hereon.



*Hugo Velazquez*

COUNTY CLERK, ELLIS COUNTY TEXAS