

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE

for

Winding Creek

(Pursuant to TEXAS PROPERTY CODE Section 209.004)

1. Name of Subdivision: Winding Creek
2. Name of Association: Winding Creek Residential Community, Inc.
3. Recording Data for the Subdivision:

Lots 1 through 63, Block 22; Lots 1 through 21, Block 23; and Lots 1 through 26, Block 24, Winding Creek, a subdivision located in Bexar County, Texas according to the map or plat recorded as Document No. 20190081345 in the Official Public Records of Bexar County, Texas.

4. Recording Data for the Declaration:

Declaration of Covenants, Conditions and Restrictions, recorded under Clerk's File No. 20190091426 in the real property records of Bexar County, Texas.

5. Name and Mailing Address of the Association:

Winding Creek Residential Community, Inc.
c/o Brandywine Community Management, L.L.C.
1691 Phoenix Blvd, Suite 280
Atlanta, GA 30349

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

Dawn Pietroforte
Brandywine Community Management, L.L.C.
1691 Phoenix Blvd, Suite 280
Atlanta, GA 30349
Phone: 404-446-9889 ext. 133
Email: dawn@brandywinecommunitymgmt.com

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

www.windingcreekresidential.com


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

Administrative Transfer Fee: \$250.00
Resale Certificate Package: \$375.00
Rush for Resale Certificate Package:
1 business day: \$120.00
3 business days: \$95.00
Add a Rush to an existing order: \$75.00 + Cost of a Rush
Updates for Resale Package:
1-14 days - \$15.00 and 15-180 days - \$50.00

Statement of Account only: \$120.00
Rush for Statement of Account only:
1 business day: \$110.00
3 business days: \$85.00
Update for Statement of Account only:
1-30 business days: No Cost
31-45 days: \$50.00
46-90 days: \$50.00

Date: 11/13/25

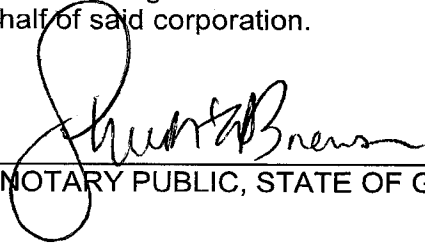
WINDING CREEK RESIDENTIAL COMMUNITY, INC.


Dawn Pietroforte, Managing Agent

STATE OF GEORGIA §

COUNTY OF ~~FULTON~~ DeKalb §

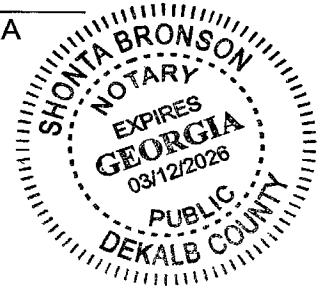
This instrument was acknowledged before me on November 13th 2025 by
Dawn Pietroforte, Managing Agent for Winding Creek Residential Community, Inc., a
Texas nonprofit corporation, on behalf of said corporation.


NOTARY PUBLIC, STATE OF GEORGIA

7181.0006/Jb

Return to:

Brandywine Community Management, L.L.C.
1691 Phoenix Blvd, Suite
Atlanta, GA 30349



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20250213416
Recorded Date: November 14, 2025
Recorded Time: 3:45 PM
Total Pages: 4
Total Fees: \$33.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/14/2025 3:45 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk