

Denton County
Juli Luke
County Clerk

Instrument Number: 86335

ERecordings-RP

MISCELLANEOUS

Recorded On: July 18, 2017 08:51 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

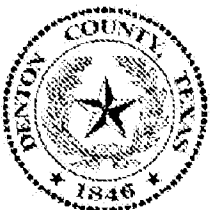
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 86335
Receipt Number: 20170718000120
Recorded Date/Time: July 18, 2017 08:51 AM
User: Terri B
Station: Station 20

Record and Return To:

eRx



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

(To be recorded in Real Property Records of Denton County, Texas)

As Required by Section 209.004, Texas Property Code

This updates and replaces any previously recorded management certificate for this subdivision

STATE OF TEXAS
COUNTY OF DENTON

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE OF WINN RIDGE HOMEOWNERS ASSOCIATION, INC.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of June 1, 2017, by the Winn Ridge Homeowners Association, Inc., a Texas non-profit corporation (the "Association").

WITNESSETH

WHEREAS, CADG Commanche 248, LLC, a Texas limited liability company, ("Declarant") has placed of record that certain Declaration of Covenants, Conditions, and Restrictions for Winn Ridge Homeowners Association dated June 30, 2017, (the "Declaration") recorded as Document No. 79168 in the Real Property Records of Denton County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Winn Ridge Homeowners Association, Inc.

WHEREAS, the Association has caused this certificate to be prepared and filed in accordance with the provision of the Texas Residential Property Owners Protection Act as provided in Section 209 of the Texas Property Code.

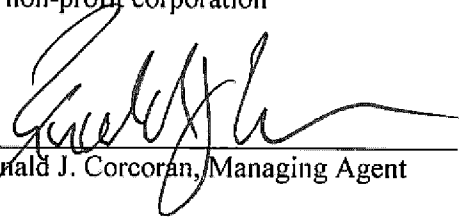
NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

NAME OF SUBDIVISION: Winn Ridge

1. **Name and Mailing Addresses.** The name and mailing addresses of the Association and Managing Agent is, Winn Ridge Homeowners Association, Inc. c/o Essex Association Management, L.P. 1512 Crescent Drive. Suite 112 Carrollton, TX 75006 Office: (972) 428-2030 www.essexhoa.com or info@essexhoa.com
2. **Declaration information.** Lots in Winn Ridge Homeowners Association are subject to Declaration of Covenants, Conditions and Restrictions recorded on June 30, 2017, as Document No. 79168 in the Real Property Records of Denton County, Texas.

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

Winn Ridge Homeowners Association, Inc.
a Texas non-profit corporation

By: 
Ronald J. Corcoran, Managing Agent

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Ronald J. Corcoran of Essex Association Management, L.P. before me on this 10th day of July, 20 17, Managing Agent for Winn Ridge Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas.


Notary Public Signature

After recording return to:
Essex Association Management, L.P.
1512 Crescent Drive, Suite 112
Carrollton, Texas 75006