

Denton County
Juli Luke
County Clerk

Instrument Number: 158750

ERecordings-RP

NOTICE

Recorded On: August 31, 2021 10:59 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: 158750
Receipt Number: 20210831000334
Recorded Date/Time: August 31, 2021 10:59 AM
User: Kraig T
Station: Station 25

Record and Return To:

Simplifile



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

STATE OF TEXAS §
 §
COUNTY OF DENTON §

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

This MANAGEMENT CERTIFICATE (this “*Certificate*”) is made on behalf of WINN RIDGE HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation (the “*Association*”).

W I T N E S S E T H:

WHEREAS, that certain Declaration of Covenants, Conditions and Restrictions for Winn Ridge Homeowners Association, Inc., (the “*Declaration*”), was filed on June 30, 2017, and is recorded as Instrument No. 79168 in the Official Public Records of Denton County, Texas, which Declaration, as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

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

1. **Name of the Subdivisions.** The subdivision is known generally as Winn Ridge Homeowners Association, Inc., and the plats for said subdivision are denominated as follows: Winn Ridge Phase 1B, Winn Ridge 2B1, Winn Ridge 2B2, Winn Ridge 3A

2. **Name and Mailing Address of the Association.** The name of the Association is Winn Ridge Homeowners Association, Inc., The mailing address for the Association is 1512 Crescent Dr. Suite 112 Carrollton, TX 75006.

3. **Recording Data for the Subdivision.** The recording data for each plat in the subdivision is described as follows: Filed of Record in the Official Records of Denton County on August 2, 2017, as Document No. 2017-338 in Denton County, Texas. Filed of Record in the Official Records of Denton County on August 29, 2019 as Document No. 2019-366. Filed of Record in the Official Records of Denton County on November 7, 2019 as Document No. 2019-449. Filed of Record in the Official Records of Denton County on August 17, 2020 as Document No. 2020-280.

4. **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. 79168 in the Official Public Records of Denton County, Texas, as amended by instruments recorded as instrument No. 19997 and 124377 in the Official Public Records of Denton County, Texas.

5. **Name of and Contact Information for the Managing Agent of the Association.**

The Association's managing agent is Essex Association Management L.P., 1512 Crescent Dr. Suite 112 Carrollton, TX 75006.; telephone 972-428-2030; facsimile 469-342-8205; and email Ron@essexhoa.com.

6. **Website.** The Association's website may be found at www.winnridgehoa.com

7. **Fees Due Upon Property Transfer.** The maximum fees to be charged relating to a property transfer are: (i) \$375 as resale disclosure/estoppel fee; (ii) The maximum fee to be charged for transfer is \$450; (iii) The maximum resale fees to be charged for a resale certificate/estoppel update; is \$75; (iv) The maximum fees to be charged for a rush fee is \$200; (v) The maximum fees to be charged for a Lender Questionnaire – Standard is \$225; (vi) The maximum fees to be charged for a Lender Questionnaire – Custom is \$275; (vii) a maximum fee of \$2,500 Working Capital/Reserve Fee; and (viii) a maximum fee of \$450 transfer fee following a trustee sale or foreclosure.

8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o Abby@essexhoa.com.

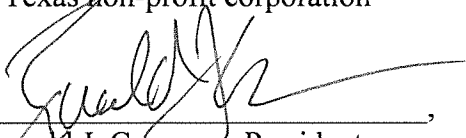
IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code, and serves to replace all Management Certificates previously filed by the Association.

ASSOCIATION:

**WINN RIDGE HOMEOWNERS
ASSOCIATION, INC.**

a Texas non-profit corporation

By:



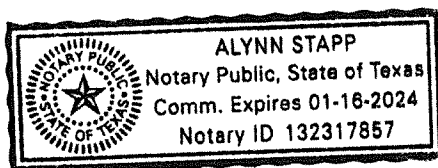
Ronald J. Corcoran, President,
Essex Association Management L.P.,
Its Managing Agent

STATE OF TEXAS §

§

COUNTY OF DALLAS §

This instrument was acknowledged before me on the 30 day of August, 2021, by Ronald J. Corcoran, President of Essex Association Management L.P., the Managing Agent for the Managing Agent for Winn Ridge Homeowners Association, Inc., a Texas non-profit corporation.





Notary Public, State of Texas