

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
WINDSOR HILLS HOMEOWNERS' ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

WHEREAS section 209.004 of the Texas Property Code (the "Code") requires that a property owners' association file a management certificate in the real property records of the county in which the property is located, and

WHEREAS Windsor Hills Homeowners' Association, Inc., a non-profit corporation (the "Association"), is a property owners' association as defined in section 209.003 of the Code and has property located in Montgomery County, Texas,

NOW THEREFORE, the undersigned, being the Managing Agent for the Association, submits the following information pursuant to Section 209.004 of the Code which supersedes any prior Management Certificate filed by the Association.

1. Name of the subdivision.

The name of the subdivisions collectively known as Windsor Hills are as follows:

Subdivision Name
Windsor Hills section 1
Windsor Hills section 2
Windsor Hills section 3
Windsor Hills section 4
Windsor Hills section 5
Windsor Hills section 6

2. Name of the association.

Windsor Hills Homeowners' Association, Inc.

3. Recording data for the subdivision.

The recording data in the Plat Records of Montgomery County, Texas are as follows:

Plat Name	Filing Date	Clerk File Number
The Woodlands Windsor Hills Section 1	01/14/1999	99003247
The Woodlands Windsor Hills Section 2	01/14/1999	99003248
The Woodlands Windsor Hills Section 3	05/25/1999	99041310
The Woodlands Windsor Hills Section 3 Replat	03/17/2000	2000022140
The Woodlands Windsor Hills Section 4	08/26/1999	99071241
The Woodlands Windsor Hills Section 5	10/28/1999	99090419
The Woodlands Windsor Hills Section 6	03/29/2000	2000025812

4. Recording data for the declaration and any amendments to the declaration.

The recording data in the Real Property Records of Montgomery County, Texas are as follows:

Document Name	Filing Date	Clerk File Number
Declaration of Covenants, Restrictions, Easements, Charges and Liens for the Woodlands Association of Neighborhoods	01/29/1999	99006891
Correction Declaration of Covenants, Restrictions, Easements, Charges and Liens for the Woodlands Association of Neighborhoods	02/16/1999	99011367
Declaration of Covenants, Conditions and Restrictions for Windsor Hills Homeowners' Association	04/15/1999	99029017
Amendment to the Declaration of Covenants, Conditions and Restrictions for Windsor Hills Homeowners' Association	07/19/2000	2000059864
Amendment to the Declaration of Covenants, Conditions and Restrictions for Windsor Hills Homeowners' Association	01/14/2022	2022005634
Supplemental Declaration of Covenants, Conditions and Restrictions for Windsor Hills Homeowners' Association (Section 3)	01/07/2000	2000002033
Supplemental Declaration of Covenants, Conditions and Restrictions for Windsor Hills Homeowners' Association (Section 4)	01/07/2000	2000002033
Supplemental Declaration of Covenants, Conditions and Restrictions for Windsor Hills Homeowners' Association (Section 5)	12/07/2000	2000103168
Supplemental Declaration of Covenants, Conditions and Restrictions for Windsor Hills Homeowners' Association (Section 6)	12/11/2000	2000103782
Annexation of Additional Lands to the Property Subject to the Covenants, Restrictions, Easements, Charges and Liens of the Woodlands (Section 3)	06/09/1999	99046536
Annexation of Additional Lands to the Property Subject to the Covenants, Restrictions, Easements, Charges and Liens for the Woodlands Association of Neighborhoods (Section 4)	09/14/1999	99077153
Annexation of Additional Lands to the Property Subject to the Covenants, Restrictions, Easements, Charges and Liens for the Woodlands Association of Neighborhoods (Section 5)	11/30/1999	99099107
Annexation of Additional Lands to the Property Subject to the Covenants, Restrictions, Easements, Charges and Liens for the Woodlands Association of Neighborhoods (Section 6)	04/26/2000	2000034304
Correction Initial Land Use Designation for Section 1	02/16/1999	99011368
Initial Land Use Designation for Section 2	02/18/1999	99012155
Initial Land Use Designation for Section 3	06/09/1999	99046537
Initial Land Use Designation for Section 4	09/14/1999	99077154
Initial Land Use Designation for Section 4 (Reserves D & E)	05/15/2003	2003055966
Initial Land Use Designation for Section 5 (Reserves A & B)	05/15/2003	2003055967
Correction Initial Land Use Designation for Section 5	08/11/2000	2000068227

Initial Land Use Designation for Section 6	04/26/2000	2000034305
Initial Land Use Designation for Section 6 (Reserves A and B)	05/15/2003	2003055968

5. Name and mailing address for the association.

Windsor Hills Homeowners' Association, Inc.
c/o C.I.A. Services, Inc.
18333 Timber Forest Drive
Humble, TX 77346

6. Name, mailing address, telephone number and email address of the person managing the association or its designated representative.

C.I.A. Services, Inc.
18333 Timber Forest Drive
Humble, TX 77346

Telephone: 713-981-9000

Email: CustomerCare@ciaservices.com

7. Website address of any internet website on which the association's dedicatory instruments are available.

www.ciaservices.com

8. Amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision.

The following fees may be charged relating to a property transfer. Those marked as optional are only required if the document or service is requested by the buyer, seller or their agents, the lender, title company or other associated with the property transfer.

Fee	Amount	Description
Transfer Fee	\$250	Collected at closing if the property actually transfers
Transfer Fee - Refinance	\$100	Collected at closing if the property loan is refinanced
Assessment Quote	\$104	Verification of fees due to Association
Quote Update	\$35	Optional: update to assessment quote within 30 days
Resale Certificate	\$375	Optional: package in compliance with Code
Resale Certificate Update	\$75	Optional: update to resale certificate within 180 days
Compliance Inspection	\$120	Optional: onsite inspection for resale certificate, if required
Compliance Reinspection	\$120	Optional: reinspection for initial non-compliance, if needed
Lender Questionnaire	\$275	Optional: document requested by some lenders for loan
Standard Response Time	\$0	No later than 10 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & lender questionnaires
Rush Request	\$100	Optional: within 5 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & lender questionnaires
Expedited	\$200	Optional: within 2 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & lender questionnaires

Special Assessment for New Home Buyers	\$1000	The fee may be set annually but shall not exceed six times the monthly assessment amount.
--	--------	---

9. Other information the association considers appropriate.

- New owners are encouraged to provide email addresses and/or cell phone numbers to Association representative in #6 above in order to receive emails and/or text messages with Association news, alerts and meeting announcements. Communication preferences may be updated at any time.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision/association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

EXECUTED on this 20 day of December, 2023.

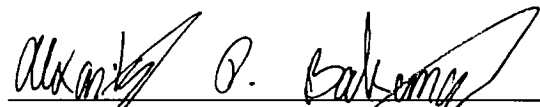
Windsor Hills Homeowners' Association, Inc.

By: C.I.A. Services, Inc., Managing Agent

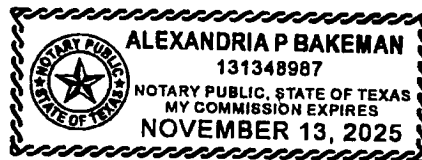

 Sabrina Padgett, Community Manager

STATE OF TEXAS §
 §
 COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned notary public, on this 20th day of December, 2023 personally appeared Sabrina Padgett, Community Manager for C.I.A. Services, Inc., Managing Agent for Windsor Hills Homeowners' Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.


 Notary Public in and for the State of Texas

After recording, please return to:
 C.I.A. Services, Inc.
 PO Box 63178
 465 Bear Springs Road
 Pipe Creek, TX 78063-3178



E-FILED FOR RECORD

01/02/2024 08:17AM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

01/02/2024



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas