

**WINSOR MEADOWS AT WESTRIDGE
PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE**
As Required by Section 209.004, Texas Property Code

NOTICE IS HEREBY GIVEN that the below property is controlled by a mandatory homeowner's association.

- 1. NAME OF PROPERTY OWNERS ASSOCIATION:** Winsor Meadows Owners Association, Inc.
- 2. NAME OF SUBDIVISION:** Winsor Meadows
- 3. RECORDING DATA FOR SUBDIVISION:** Winsor Meadows at WestRidge is a phased addition to the City of McKinney, Texas, according to the plats thereof recorded in the Plat Records of Collin County, Texas, including the following:
 - Phase 1, recorded on May 2, 2003, as Doc. No. 2003-0080577, in Cabinet 0, Page 533
 - Phase 2A, recorded on December 19, 2003, as Doc. No. 2003-0244150, in Cabinet P, Page 365
 - Phase 2B, recorded on May 28, 2004, as Doc. No. 2004-0078308, in Cabinet P, Page 680
 - Phase 3, recorded on May 28, 2004, as Doc. No. 2004-0078352, in Cabinet P, Page 684
 - Phase 4, recorded on May 28, 2004, as Doc. No. 2004-0078391, in Cabinet P, Page 686
 - Phase 4 Amending Plat recorded on April 11, 2006 as Doc. No. 2006-0411010001350
 - Phase 5, recorded on May 28, 2004, as Doc. No. 2004-0078307, in Cabinet P, Page 678
 - Phase 5 Amending Plat recorded on April 04, 2006 as Doc. No. 2006-0404010001298
- 4. NAMES OF TWO PROPERTY OWNERS ASSOCIATIONS:** Each owner of a lot in Winsor Meadows at WestRidge is a member of the following two mandatory property owners associations:
 - Winsor Meadows Owners Association, which derives its authority from the Winsor Meadows Declaration described in Paragraph 4 below.
 - WestRidge Residential Association, Inc., which derives its authority from the Master Declaration described in Paragraph 6 below, and which is commonly known as the "WestRidge Master Association."
- 5. RECORDING DATA FOR DECLARATION AND AMENDMENTS THERETO:** Lots in Winsor Meadows are subject to the Declaration of Covenants, Conditions & Restrictions for Winsor Meadows at Westridge, recorded on August 25, 2003, as Document No. 2003-0167938, in Volume 5488, Page 003695, Real Property Records, Collin County, Texas, as supplemented and amended from time to time, including the following instruments recorded in the Real Property Records of Collin County, Texas:
 - Amendment of Annexation of Phase 2A of Winsor Meadows at Westridge, recorded on January 6, 2004, as Doc. No. 2004-0002215, in Volume 05578, Page 03330.
 - Amendment of Annexation of Winsor Meadows at Westridge (Unplatted Parcels - Proposed Phases 2B - 5), recorded on May 24, 2004, as Doc. No. 2004-0075857, in Volume 5675, Page 03933.
 - Notice of Platting, recorded on February 1, 2006, as Doc. No. 20060201000138060.

- Reserve Contribution Amendment (For Initial New Home Sales Only), recorded on December 26, 2006, as Doc. No. 20061226001802470.
- Reserve Contribution Amendment (For Resales Only), recorded on December 26, 2006, as Doc. No. 20061226001802460

6. MASTER DECLARATION INFORMATION: In addition to the Winsor Meadows Declaration described in Paragraph 5 above, lots in Winsor Meadows are also subject to the Master Declaration of Covenants, Conditions and Restrictions for WestRidge Community of McKinney, recorded as Document No. 2002-0011025, in Volume 05089, Page 03427, Real Property Records, Collin County, Texas, as it may be corrected, amended, and supplemented from time to time, including the following instruments recorded in the Real Property Records of Collin County, Texas:

- First Supplemental Declaration of Covenants, Conditions and Restrictions for "Eagles Nest at Westridge", a Subdivision within Westridge Community of McKinney, recorded January 22, 2002, as Document No. 2002-0011027, in Volume 05089, Page 3514.
- First Supplemental Declaration of Covenants, Conditions and Restrictions for "Windsor Hills at Westridge", a Subdivision within Westridge Community of McKinney, recorded May 16, 2002, as Document No. 2002-0070641.
- First Supplemental Declaration of Covenants, Conditions and Restrictions for "The Summit at Westridge", a Subdivision within Westridge Community of McKinney, recorded September 19, 2002, as Document No. 2002-01348360.
- First Supplemental Declaration of Covenants, Conditions and Restrictions for "The Fairways at Westridge", a Subdivision within Westridge Community of McKinney, Collin County, Texas, recorded September 19, 2002, as Document No. 2002-01348370.
- Declaration of Annexation and First Supplemental Declaration of Covenants, Conditions and Restrictions, Westridge Community of McKinney, Collin County, Texas, recorded November 20, 2002, as Document No. 2002-0171988, in Volume 5301, Page 004115.
- First Amendment to First Supplemental Declaration of Covenants, Conditions and restrictions for "Eagles Nest at Westridge", a Subdivision within Westridge Community of McKinney, recorded on January 27, 2003, as Document No. 2003-0015934, in Volume 5343, Page 005023.
- First Amendment to First Supplemental Declaration of Covenants, Conditions and restrictions for "Windsor Hills at Westridge", a Subdivision within Westridge Community of McKinney, recorded on January 27, 2003, as Document No. 2003-0015935.
- Second Amendment to First Supplemental Declaration of Covenants, Conditions and Restrictions for "Windsor Hills at Westridge", a Subdivision within Westridge Community of McKinney, recorded on April 30, 2003, as Document No. 2003-0078979.
- Declaration of Annexation and First Supplemental Declaration of Covenants, Conditions and Restrictions, recorded February 05, 2004, as Document No. 2004-00168970.
- First Amendment to Declaration of Annexation and First Supplemental Declaration of Covenants, Conditions and Restrictions recorded May 17, 2004, as Document No. 2004-00716350.

- Re-Recording of First Amendment to Declaration of Annexation and First Supplemental Declaration of Covenants, Conditions and Restrictions (Refiled to Include Exhibit “B-1”) recorded September 20, 2004, as Document No. 2004-0138486.
- First Supplemental Declaration of Covenants, Conditions and Restrictions for “The Fairways North at Westridge” a Subdivision within Westridge Community of McKinney, Collin County, Texas, recorded on February 22, 2005, as Document No. 2005-0021962.
- Declaration of Annexation of Parcel 11B03, recorded November 08, 2005, as Document No. 2005-0158375.
- Declarant Rights Amendment to Declaration of Covenants, Conditions & Restrictions for Westridge Community of McKinney, Texas and Notice of Effect on Association Bylaws, recorded November 08, 2005, as Document No. 2005-1108001586630, in Volume 6040, Page 3447.
- Assignment and Assumption of Declarant Status and Rights Under Master Declaration for Westridge Community, recorded on November 10, 2005, as Document No. 2005-1110001598210.
- Third Amendment to First Supplemental Declaration of Covenants, Conditions and Restrictions for “Winsor Meadows at Westridge”, recorded April 26, 2006, as Document No. 2006-0426000556540.
- First Supplemental Declaration of Covenants, Conditions and Restrictions for “The Fairways West at Westridge” a Subdivision within the Westridge Community of McKinney, Collin County, Texas, recorded March 15, 2007, as Document No. 2007-0315000354700.
- Second Amendment to Declaration of Annexation and First Supplemental Declaration of Covenants, Conditions and Restrictions Parcel 12 – The Heights at Westridge within Westridge Community of McKinney, Collin County, Texas recorded October 01, 2007, as Document No. 2007-1001001352120.
- Declaration of Annexation for “Greens of Westridge”, II recorded on February 29, 2008, as Document No. 2008-0229000238440.
- Amendment of Master Declaration RE: Declarant Assessments, recorded March 07, 2008, as Document No. 2008-0307000273240.
- First Supplemental Declaration of Covenants, Conditions and Restrictions for “Greens of Westridge” a Subdivision within Westridge Community of McKinney, Collin County, Texas, recorded April 29, 2008, as Document No. 2008-0429000514290.
- Amendment of Master Declaration to Identify Neighborhoods, recorded June 03, 2008, as Document No. 2008-0603000670420.
- Clarified and Restated Amendment of Master Declaration RE: Declarant Assessments, recorded on July 02, 2008, as Document No. 2008-070200810320.
- Amendment of Master Declaration to Re-Allocate Responsibility for Streetscape Maintenance and Entries, recorded on July 09, 2008, as Document No. 2008-0709000837700.

- Amendment to the Master Declaration of Covenants, Conditions and Restrictions for Westridge Community of McKinney, Collin County, Texas, recorded September 18, 2013, as Document No. 2013-0918001311430.

7. ASSOCIATION NAME AND MAILING ADDRESS:

Winsor Meadows Owners Association, Inc.
c/o Assured Association Management, Inc.
2500 Legacy Drive, Suite 220,
Frisco, Texas 75034

8. ASSOCIATION'S MANAGING AGENT NAME AND MAILING ADDRESS:

Margie Maxwell	Phone: (469)-480-8000
c/o Assured Association Management, Inc.	Fax: (469)-480-8080
2500 Legacy Drive, Suite 220	Email: Info@assuredmanagement.com
Frisco, Texas 75034	Website: www.assuredmanagement.com

9. WEBSITE ON WHICH DEDICATORY INSTRUMENTS ARE AVAILABLE:

www.winsor MeadowsShoa.com

10. FEES CHARGED RELATING TO PROPERTY TRANSFER:

Resale Certificate:	\$375.00	Transfer Fee:	\$150.00
Resale Update Fee:	\$ 75.00	Statement of Account:	\$ 50.00
Rush Fees:	\$ 50.00 - \$100.00		

A Reserve Fund Contribution in the amount of \$175.00 is due from the purchaser upon every transfer.

Merchant Services Fees for optional credit card payments will also be charged.

11. NOTICE OF TWO ASSESSMENTS & TWO LIENS: Every lot in Winsor Meadows is obligated for assessments to two associations - a regular assessment to the Winsor Meadows Owners Association, and a regular assessment to the WestRidge Residential Association, Inc. - each of which is secured by an assessment lien in favor of the respective association.

12. UNIFIED TWO-TIER MANAGEMENT: Section 2.04 of the Master Declaration of Covenants, Conditions and Restrictions for WestRidge Community of McKinney stipulates that one management company will manage the entire WestRidge Community of McKinney. Accordingly, Assured Association Management, Inc. (AMI) the company that manages the Master Association - also manages the 7 Sub-Associations in The WestRidge Community of McKinney, of which Winsor Meadows is one.

13. RESALE CERTIFICATES/SUBDIVISION INFORMATION: One benefit of unified management is that AMI issues a resale certificate containing pertinent information for both the Master Association and the Sub-Association.

DATED August 31, 2021

WINSOR MEADOWS OWNERS ASSOCIATION, INC.,
a Texas Nonprofit Corporation

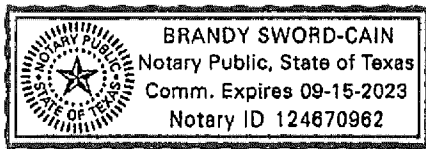
By: Margie Maxwell

Margie Maxwell, Managing Agent

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
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COUNTY OF COLLIN §

This instrument was acknowledged before me on the 31 day of August, 2021, by Margie Maxwell, Managing Agent of Winsor Meadows Owners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING PLEASE RETURN TO:

Assured Association Management, Inc.
2500 Legacy Drive, Suite 220
Frisco, Texas 75034

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
09/10/2021 04:58:27 PM
\$42.00 DBOND
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