

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
WINDROSE GREEN COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

The undersigned, being the Managing Agent for Windrose Green Community Association, Inc., a nonprofit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Windrose Green.
2. Name of Association: The name of the Association is Windrose Green Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Windrose Green, Section One (1), a subdivision in Brazoria County, Texas according to the map or plat thereof recorded under Document No. 2021062480 in the Official Public Records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Windrose Green, Section Two (2), a subdivision in Brazoria County, Texas according to the map or plat thereof recorded under Document No. 2023042778 in the Official Public Records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Windrose Green, Section Three (3), a subdivision in Brazoria County, Texas according to the map or plat thereof recorded under Document No. 2023042781 in the Official Public Records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions for Windrose Green.

- (2) Amendment to the Declaration of Covenants, Conditions and Restrictions for Windrose Green,
- (3) Declaration of Annexation (Annexation of Windrose Green, Section Two (2)).
- (4) Declaration of Annexation (Annexation of Windrose Green, Section Three (3)).

b. Recording Information:

- (1) Brazoria County Clerk's File No. 2021061884.
- (2) Brazoria County Clerk's File No. 2023054922.
- (3) Brazoria County Clerk's File No. 2023048105.
- (4) Brazoria County Clerk's File No. 2023048106.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Windrose Green Community Association, Inc. c/o KRJ Management, Inc., 1800 Augusta Drive, Suite 200, Houston, Texas 77057.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: KRJ's Conveyance Department, KRJ Management, Inc. Address: 1800 Augusta Drive, Suite 200, Houston, Texas 77057. Phone No.: (713) 600-4000. Email Address: smile@krjcares.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.krjcares.com
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$375.00
Updated Resale Certificate	\$75.00
Transfer Fee (Managing Agent)	\$350.00
Refinance Fee	\$150.00
Rush Fee	\$60.00
Capital Reserve Contribution/Capitalization Fee [Declaration Article IV, Section 11]	Upon acquisition of title to a Lot a payment shall be made by or on behalf of the purchaser of the Lot to the Association in an amount equal to the Annual Assessment for the year of the conveyance. The amount of the Capital Reserve Contribution for 2025 is \$825.00. Some exemptions may apply. For

	future years, the Capital Reserve Assessment must be verified by the Association.
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Executed on this 8 day of May, 2025.

**WINDROSE GREEN COMMUNITY
ASSOCIATION, INC.**

By: KRJ Management, Inc., Inc., Managing Agent

By: 

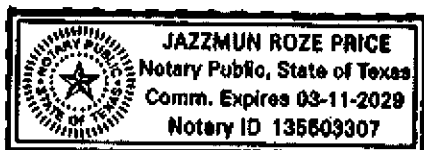
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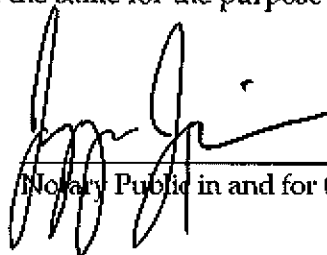
Its: Vice President

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 8th day of May, 2025 personally appeared Athena Henriksen, Vice President for KRJ Management, Inc., Managing Agent for Windrose Green Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.




Notary Public in and for the State of Texas

FILED and RECORDED

Instrument Number: 2025021675

Filing and Recording Date: 05/09/2025 12:22:18 PM Pages: 4 Recording Fee: \$33.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-regina