MANAGEMENT CERTIFICATE FOR
WINDING OAKS HOMEOWNERS ASSOCIATION
BEXAR COUNTY

STATE OF TEXAS §
COUNTY OF BEXAR §

1. **Name of Subdivision**: Winding Oaks

2. **Name of Association**: Winding Oaks Homeowners Association, Inc.

3. **Recording Data for Subdivision**: See Exhibit "A"

4. **Recording Data for Declaration**: See Exhibit "A"

5. **Name and mailing address of Association**: Winding Oaks Homeowners Association, Inc., 3424 Paesanos Pkwy Ste. 100, San Antonio, TX 78231.

6. **The Association's designated representative is**: FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy Ste. 100, San Antonio, TX 78231; 210-829-7202 Office; 210-829-5207 Fax.
Email: sanantonio@fsresidential.com
Community Website: https://windingoaks.connectresident.com/

7. **Resales Disclosure Package: $375.00**
Homeowner Setup/ Unit Transfer Fee: There is a transfer fee in the amount of **$275.00** collected at closing from the buyer.
Capitalization Fee: $300.00 (All Closings)

8. **Other information the Association considers appropriate for the governing, administration or operation of the subdivision and Association**: See Exhibit "A"

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Winding Oaks Homeowners Association, Inc., 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. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

WINDING OAKS HOMEOWNERS ASSOCIATION, INC.

By: _____

Print Name: Eugene Patillo

Print Title: Managing Agent

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged and signed before me on this the 28th day of December 2021 by Eugene Patillo, the Managing Agent of the Winding Oaks Homeowners Association, Inc. on behalf of the Association.

_____
Notary Public – State of Texas

After Recording Return To:
FirstService Residential San Antonio, LLC
3424 Paesanos Pkwy Ste. 100
San Antonio, TX 78231

NOTARY PUBLIC STATE OF TEXAS
RONDA LAJEAN SHAW
Notary ID #130910291
My Commission Expires
November 22, 2024

EXHIBIT "A"

The Winding Oaks Homeowners Association, a subdivision located in Bexar County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Winding Oaks Homeowners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follows:

Recording Date	Filed Document	Recording Information
09/06/2017	Declaration of Covenants, Conditions and Restrictions	20170177438
09/08/2017	Community Manual	20170178681
09/24/2021	Display of Religious Items Policy	20210266530
09/24/2021	209 Hearing Policy	20210266529
09/24/2021	Security Measures Policy	20210266525
09/24/2021	Swimming Pool Enclosure Policy	20210266524
09/24/2021	Leasing Policy	20210266527

File Information

eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK

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Recorded Date:	December 30, 2021
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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 12/30/2021 9:13 AM

Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk