

AFTER RECORDING RETURN TO:

Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

STATE OF TEXAS

COUNTIES OF DALLAS AND

COLLIN

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**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
WINDSOR PLACE AT PRESTON TRAIL
HOMEOWNERS ASSOCIATION**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("Certificate") is made on behalf of WINDSOR PLACE AT PRESTON TRAIL HOMEOWNERS ASSOCIATION, a Texas non-profit corporation ("Association").

WITNESSETH:

WHEREAS, HW Windsor Partners, a Texas limited partnership, as Declarant, executed and placed of record that certain Declaration of Covenants, Conditions and Restrictions for Windsor Place at Preston Trail recorded in Volume 2003188, Page 10613, *et seq.* of the Official Public Records of Dallas County, Texas, and in Volume 5506, Page 0994, *et seq.* of the Official Records of Collin County, Texas ("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 Subdivision. The name of the subdivision which is the subject of the Declaration is Amber Tails Addition II.

2. Name and Mailing Address of the Association. The name of the Association is Windsor Place at Preston Trail Homeowners Association, and its mailing address is c/o SBB Management Company, 12801 N Central Expy, Suite 1401, Dallas, Texas 75243 ("SBB").

3. Recording Data for the Subdivision. The recording data for the subdivision are those certain maps or plats for Amber Tails Addition II, an addition to the City of Dallas, Dallas and Collin Counties, Texas, recorded in Volume 2003135, Page 001259, *et seq.* of the Official Public Records of Dallas County, Texas, and in Volume P, Page 54, *et seq.* of the Official Records of Collin County, Texas, along with any amendments thereof or supplements thereto.

4. Recording Data for the Declaration. The recording data for the Declaration is Volume 2003188, Page 10613, *et seq.* of the Official Public Records of Dallas County, Texas, and in Volume 5506, Page 0994, *et seq.* of the Official Records of Collin County, Texas; the First Amendment to the Declaration is recorded as Instrument No. 201200279259 in the Official Public Records of Dallas County, Texas, and as Instrument No. 20120920001182290 in the Official Records of Collin County, Texas; the Second Amendment to the Declaration is recorded as Instrument No. 201200346437 in the Official Public Records of Dallas County, Texas, and as Instrument No. 20121121001492830 in the Official Records of Collin County, Texas; the Third Amendment to the Declaration is recorded as Instrument No. 2016001010802 in the Official Public Records of Dallas County, Texas, and as Instrument No. 20160407000457606 in the Official Records of Collin County, Texas; and the Fourth Amendment is recorded as Instrument No. 201700180278 in the Official Public Records of Dallas County, Texas, and as Instrument No. 20170627000836840 in the Official Records of Collin County, Texas, along with any amendments thereof or supplements thereto in the Official Public Records of Dallas and Collin Counties, Texas.

5. Name and Contact Information for the Association or the Managing Agent of the Association. The Association's managing agent is SBB, 12891 N Central Expy, Suite 1401, Dallas, Texas 75243, telephone number (972) 960-2800, and email is emailus@sbbmanagement.com.

6. Website. The Association's website may be found at https://portal.chaparralmanagement.com/Home_v2/Login and www.sbbmanagement.com.

7. Fees Due Upon Property Transfer. Fees charged relating to a property transfer are:

Admin Fee	\$ 245.00
Resale Certificate	\$ 375.00
Resale Cert Update	\$ 75.00
1 day rush	\$ 300.00
3 day rush	\$ 200.00
5 day rush	\$ 100.00
Statement of Acct	\$ 150.00
Compliance Inspection Fee (optional)	\$ 125.00

8. Resale Certificates: Resale Certificates may be requested by contacting the Association c/o HomeWiseDocs via www.homewisedocs.com or SBB via www.sbbmanagement.com. The telephone number for HomeWiseDocs is (866) 925-5004. The telephone number for SBB is (972) 960-2800. Alternatively, you may contact the office for SBB at 12801 N Central Expy, Suite 1401, Dallas, Texas 75243.

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. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

**WINDSOR PLACE AT PRESTON TRAIL
HOMEOWNERS ASSOCIATION,
a Texas non-profit corporation**

By: SBB Management Company
Its: Managing Agent

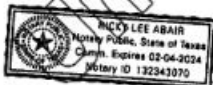
By: Konni Eastin
Konni Eastin, Community Manager

STATE OF TEXAS

COUNTY OF COLLIN

This instrument was acknowledged before me on the 9th day of December 2021, by Konni Eastin, Community Manager with SBB Management Company, the Managing Agent of Windsor Place at Preston Trail Homeowners Association, a Texas non-profit corporation.

[Signature]
Notary Public, State of Texas



Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202100373103

eRecording - Real Property

Recorded On: December 15, 2021 08:34 AM

Number of Pages:

* Examined and Charged as Follows: *

Total Recording: \$34.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which purports to restrict 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: 202100373103

Receipt Number: 20211214001102

Recorded Date/Time: December 15, 2021 08:34 AM

User: Detric R

Station: CC24

Record and Return To:

CSC Global



STATE OF TEXAS
COUNTY OF DALLAS

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 Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX