

**MANAGEMENT CERTIFICATE  
(Texas Property Code 209.004)**

1. Name of Subdivision: Winfree Oaks Homeowners Association, Inc.
2. Name of Association: Winfree Oaks Homeowners Association, Inc
3. Location of the Subdivision: Baytown, TX, Chambers County
4. Recording Data for the Declaration of Covenants, Conditions and Restrictions:
5. The Declaration of Covenants, Conditions and Restrictions for Winfree Oaks Homeowners Association, Inc is recorded in the Real Property Records of Chambers County, Texas under Clerk's File number 112508 Film number 2017-126755
6. Name and mailing address of the Association:

Prestige Association Management Group Corporation  
1849 Kingwood Drive Suite 103  
Kingwood Texas 77339

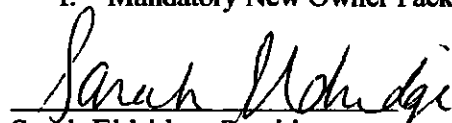
7. Name and Mailing address of the Person Managing the Association or It's Designated Representative is:

Prestige Association Management Group - Sarah Eldridge  
1849 Kingwood Drive Suite 103  
Kingwood Texas 77339

8. Telephone Number to Contact the Association is: 281-607-7701
9. Email Address to contact the Association: sarahe@pamgtx.com
10. The Association's website may be found at: frontsteps.Cloud/CaliberWeb2\_Prestige
11. Fees charged by the Association upon the sale or transfer of Property:

- a. Resale Certificate: \$200.00 or more, not to exceed the maximum allowable rate.
- b. Rush Fee for Resale Certificate: \$100.00 if needed within 24 hours; \$50.00 if needed within 3 days.
- c. Updated Certificate: after 30 days of issuance of the original \$200.00.
- d. Certified Statement of Account \$50.00 and transfer Fee \$200.00.
- e. Refinance statement of account \$50.00 and Refinance fee \$200.00.
- f. Mandatory New Owner Packet fee not to exceed \$150.00.

By:

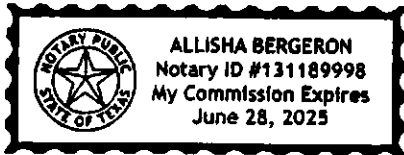
  
Sarah Eldridge, President

Prestige Association Management Group Corporation

STATE OF TEXAS §

COUNTY OF CHAMBERS §

This instrument was acknowledged before me on May 31, 2024, by Sarah Eldridge, President of Prestige Association Management, as the MANAGING AGENT for Winfree Oaks Homeowners Association, Inc. a Texas non-profit corporation, on behalf of said corporation.



ABergeron  
Notary Public, State of Texas  
My commission expires:  
June 28 2025

**AFTER RECORDING RETURN TO:**  
Prestige Association Management Group  
1849 Kingwood Drive Suite 103  
Kingwood Texas 77339  
Attn: Sarah Eldridge

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Chambers  
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