

**Kaufman County
Laura Hughes
County Clerk
Instrument Number: 2025-0035115**

**Billable Pages: 4
Number of Pages: 5**

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
On: 11/06/2025 at 12:31 PM Document Number: <u>2025-0035115</u> Receipt No: <u>25-31294</u> Amount: \$ <u>37.00</u> Vol/Pg: <u>V:9211 P:83</u>	E-RECORDING



**STATE OF TEXAS
COUNTY OF KAUFMAN**

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Lyndsey Fulton, Deputy

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

Record and Return To:

SPECTRUM ASSOCIATION MANAGEMENT
17319 SAN PEDRO AVE
SAN ANTONIO, TX 78232-1443



PROPERTY OWNERS ASSOCIATION 12th AMENDED MANAGEMENT CERTIFICATE FOR
WINNERS CIRCLE HOMEOWNERS ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Kaufman §

1. Name of Subdivision: Winners Circle HOA
2. Subdivision Location: Kaufman County
3. Name of Homeowners Association: Winners Circle Homeowners Association, Inc.
4. Recording Data for Association:

Being a tract of land situated in the Stephen White Survey, Abstract No. 567, Kaufman County, Texas, and being a part of that 320 acre tract of land conveyed to Inez Brooks by Deed recorded in volume 216, Page 76, Deed Records, Kaufman County, Texas, and further being a part of that 320 acre tract of land described in Deed recorded in Volume 507, Page 430, Deed Records, Kaufman County, Texas.

5. Recording Data for Declaration:

Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens (the Original Declaration) on and for Winners Circle Subdivision (herein so called) made and effective as of the 4th day of November 1996, and recorded in Volume 1232, Page 760 of the real estate records of Kaufman County Texas.

First Amendment of Declaration of Restrictive Covenants (the First Amendment) made and effective as of the 23rd day of February in 1998, and recorded in Volume 1292, Page 207 of the real estate records of Kaufman County, Texas.

Second Amendment of Declaration of Restrictive Covenants (the Second Amendment), which is recorded in Volume 1505, Page 67 of the real estate records of Kaufman County, Texas.

First Supplemental Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens on and for Winners Circle Subdivision, Kaufman County, Texas (the First Supplement) which is recorded in Volume 2072, Page 612 of the real estate records of Kaufman County, Texas.

Third Amendment of Declaration of Restrictive Covenants (the Third Amendment) which is recorded in Volume 2621, Page 101 of the real estate records of Kaufman County, Texas.

Fourth Amendment of Declaration of Restrictive Covenants (the Fourth Amendment) which is recorded in Volume 2719, Page 85 of the real estate records of Kaufman County, Texas.

Notice of Revocation of Second Amendment of Declaration of Restrictive Covenants for Winners Circle Subdivision is filed under Document Number 200900002138.

Second Supplemental Declaration of Covenants, Conditions, Restrictions, Easements Charges and Liens on and for Winners Circle Subdivision Kaufman County, Texas filed in Volume 2199 Page 553.

Corrected Second Supplement to the Notice of Dedicatory Instruments pertaining to the First Amended Bylaws are filed under Document No. 2021-0008055.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

Articles of Incorporation are filed under Instrument Number 2017-0006870.

Bylaws are filed under Instrument Number 2017-0006870

First Supplement to the Notice of Filing of Dedicatory Instruments for Winners Circle Subdivision filed under Document Number 2012001686 and includes the following resolutions:

- Document Retention Policy
- Document Inspection and Copying Policy
- Alternative Payment Plan Policy
- Rescission of Collection Policies
- Email Registration Policy
- Solar Energy Device Guidelines
- Rainwater Collection Device Guidelines
- Roofing Materials Guidelines
- Flag Display Guidelines
- Religious Item Display Guidelines

The following resolutions dated 4/8/2017 are filed under Document Number 2017-0010590:

- Membership Voting Policy
- Drought-Resistant Landscaping and Natural Turf Guidelines
- Assessment Collection Policy
- Assessment Collection Schedule
- Uncurable Violation Enforcement Resolution
- Payment Plan Policy
- Electronic and Telephonic Action Policy
- Conflict of Interest Policy
- Application of Payments Policy

- Violation Enforcement Resolution
- Violation Schedule
- Standby Electric Generators Guidelines

Winners Circle Homeowners Association, Inc. Covenant Enforcement and Fining Policy dated 9/16/2017 is filed under document number 2017-0021421.

The following resolution is filed under Document No. 2017-0026220: Winners Circle Homeowners Association, Inc. General Rules Regarding Lot Maintenance and Conduct.

Winners Circle Homeowners Association, Inc. First Amended Bylaws and First Amended and Restated Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens are filed under Document No. 2018-0020046

Update Mailing Address and Contact Information filed under Document No. 2018-0023744

Winners Circle Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 2018-0025766.

Winners Circle Homeowners Association, Inc. Violation Enforcement Resolution is filed under Document No. 2021-0027938

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

- Capitalization Fee = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 4th day of November, 2025.

Winners Circle Homeowners Association, Inc.

By: Shelby Welch
Shelby Welch (of Spectrum Association Management), Managing Agent

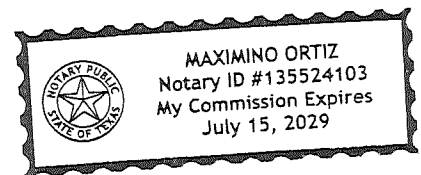
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 4th
November, 2025 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Winners Circle Homeowners Association, Inc., on behalf of said
association.

Max Ortiz
Notary Public, State of Texas



After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232