

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 63407

ERecordings-RP

MISCELLANEOUS

Recorded On: June 20, 2023 11:35 AM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$38.00

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

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.

**File Information:**

Document Number: 63407  
Receipt Number: 20230619000205  
Recorded Date/Time: June 20, 2023 11:35 AM  
User: Emily L  
Station: Station 41

**Record and Return To:**

Corporation Service Company



STATE OF TEXAS  
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

**AFTER RECORDING, RETURN TO:**

**Judd A. Austin, Jr.  
Henry Oddo Austin & Fletcher, P.C.  
1717 Main Street  
Suite 4600  
Dallas, Texas 75201**

STATE OF TEXAS           §  
                                     §  
COUNTY OF DENTON     §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
WINDSOR SPRINGS HOMEOWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of WINDSOR SPRINGS HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation ("*Association*").

**WHEREAS**, Windsor Springs, LLC., a Texas limited liability company, as the Declarant, placed of record that certain Declaration of Covenants, Conditions, and Restrictions for Windsor Springs Homeowners Association, Inc., recorded on April 6, 2022, under Instrument No. 2022-51185 in the Official Public Records of Denton County, Texas ("*Declaration*"), which 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 Windsor Springs, Blocks A-D.
2.     **Name and Mailing Address of the Association.** The name of the Association is Windsor Springs Homeowners Association, Inc., and its mailing address is c/o Neighborhood Management, Inc., 1024 S Greenville Avenue, Suite 230, Allen, Texas 75002.
3.     **Recording Data for the Subdivision.** The recording data for Windsor Springs, an addition to the City of Oak Point, Denton County, Texas, is recorded as Instrument No. 2023-31 of the Map/Plat Records of Denton County, Texas, including all amendments thereof and supplements thereto.

4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded as Instrument No. 2022-51185, and Instrument No. 2023-52603 (First Amendment), along with any and all amendments and supplements recorded in the Official Public Records of Denton County, Texas.

5. **Name and Contact Information for the Managing Agent of the Association.** The Association's managing agent is Neighborhood Management, Inc., located at 1024 S Greenville Avenue, Suite 230, Allen, Texas 75002, telephone number is (972) 359-1548, and email address is [managementcertificate@nmitx.com](mailto:managementcertificate@nmitx.com).

6. **Website.** The Association's website may be found at <https://neighborhoodmanagement.com>.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$375.00 for resale certificate fee; (ii) \$1,850.00 for working capital fee; and (iii) \$250.00 for transfer fee.

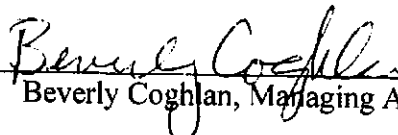
8. **Resale Certificates.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o HomeWiseDocs via <https://neighborhoodmanagement.com> or [www.homewisedocs.com](http://www.homewisedocs.com). The phone number for HomeWiseDocs is (866) 925-5004. Alternatively, you may contact Neighborhood Management, Inc., located at 1024 S Greenville Avenue, Suite 230, Allen, Texas 75002, telephone number is (972) 359-1548, and email at [managementcertificate@nmitx.com](mailto:managementcertificate@nmitx.com).

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 SPRINGS  
HOMEOWNERS ASSOCIATION, INC.,  
a Texas nonprofit corporation**

By: Neighborhood Management, Inc.  
Its: Managing Agent

By:   
Beverly Coghlan, Managing Agent

STATE OF TEXAS       §  
                                  §  
COUNTY OF DENTON   §

This instrument was acknowledged before me on the 19 day of June, 2023, by Beverly Coghlan, Community Manager at Neighborhood Management, Inc., the Managing Agent of Windsor Springs Homeowners Association, Inc., a Texas nonprofit corporation.

  
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Notary Public, State of Texas

