

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 31341

ERecordings-RP

MISCELLANEOUS

Recorded On: March 27, 2024 08:12 AM

Number of Pages: 4

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" Examined and Charged as Follows: "

Total Recording: \$37.00

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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: 31341  
Receipt Number: 20240326000626  
Recorded Date/Time: March 27, 2024 08:12 AM  
User: Jessica S  
Station: Station 9

**Record and Return To:**

Simplifile



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

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 non-profit 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, 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 Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

**NOW, THEREFORE**, the undersigned hereby certifies that as follows on behalf of the Association:

1.    Name of the Subdivision: The name of the subdivision which is 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., located at 1024 S. Greenville Ave., Suite 230, Allen, TX 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 filed as Instrument No. 2022-51185, and Instrument No. 2023-52603 (First Amendment), along with any and all amendments supplements recorded in the Official Public Records of Denton County, Texas.
5.    Name and Contact Information for the Managing Agent of the Association:  
          Neighborhood Management, Inc.  
          Beverly Coghlan  
          1024 S. Greenville Ave, Suite 230  
          Allen, TX 75002  
          Phone: 972-359-1548  
          Email Address: managementcertificate@nmitx.com

6. Website: The Association's website may be found at <https://neighborhoodmanagement.com>
7. Property Transfer /Resale Fees:
- |                     |            |
|---------------------|------------|
| Resale Certificate: | \$375.00   |
| Transfer Fee:       | \$250.00   |
| Working Capital:    | \$1,850.00 |
8. Resale Certificates. Resale Certificates may be requested via the Neighborhood Management, Inc. office located at 1024 S. Greenville Avenue, Suite 230, Allen, Texas 75002, telephone number (972) 359-1548.

**IN WITNESS WHEREOF**, the undersigned has caused this Certificate to be executed on behalf of the Association in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed.

**ASSOCIATION:**

**WINDSOR SPRINGS HOMEOWNERS  
ASSOCIATION, INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: \_\_\_\_\_

Name: Beverly Coghlan

STATE OF TEXAS

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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 26 day of March, 2024, by Beverly Coghlan, Agent for the Association of WINDSOR SPRINGS HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas

