

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 182866

ERecordings-RP

CERTIFICATE

Recorded On: October 04, 2021 04:02 PM

Number of Pages: 3

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" Examined and Charged as Follows: "

Total Recording: \$34.00

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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: 182866  
Receipt Number: 20211004000950  
Recorded Date/Time: October 04, 2021 04:02 PM  
User: Darcey B  
Station: Station 21

**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

### MANAGEMENT CERTIFICATE

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.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of September 1, 2021 by Windsor Place (Frisco) Homeowners' Association, Inc. a/k/a Windsor Place Addition, a Texas non-profit corporation (the "Association").

### WITNESSETH:

WHEREAS, the Declarant for Windsor Place Addition has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Windsor Place Addition filed of record on or about June 23, 2000 (the "Declaration") and recorded at Volume 4617, Page 00846 in the Real Property Records of Denton County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Windsor Place Addition.

WHEREAS, the Association was duly formed on June 19, 2000, as Windsor Place (Frisco) Homeowners' Association, Inc. a/k/a Windsor Place Addition.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 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 subject to the Declaration is Windsor Place Addition.
2. Name of the Association. The name of the Association is the Windsor Place (Frisco) Homeowners' Association, Inc. a/k/a Windsor Place Addition and is located at Denton County, Texas. The mailing address for the Association is The MAC Group, 5605 FM 423 Suite 500 PMB #418, Frisco, TX 75036.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Denton County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about June 23, 2000 (the "Declaration") recorded at Volume 4617, Page 00846 in the Real Property Records of Denton County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

The Declaration was amended as follows:

- On or about December 6, 2000 at Volume 4730, Page 00870; and
- On or about June 9, 2004 at Instrument #2004-75255.

5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

The MAC Group  
5605 FM 423 Suite 500 PMB #418  
Frisco, TX 75036

6. Manager of the Association. The telephone number for the manager of the Association is 469-939-4928 and the email address for the manager of the Association is info@themacgroupco.com.

7. Website for the Association. The website for the Association is <https://app.townsq.io/login>.

8. Resale Certificates: Resale Certificates may be requested by contacting The MAC Group at resales@themacgroupco.com. The cost of a Resale Certificate is as follows: \$350.00 Resale Fee payable to The MAC Group and \$200.00 Transfer Fee payable to The MAC Group as well as an additional \$200.00 Working Cap Fee payable to Windsor Place.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

Windsor Place (Frisco) Homeowners' Association, Inc.  
a/k/a Windsor Place Addition, a Texas non-profit  
corporation

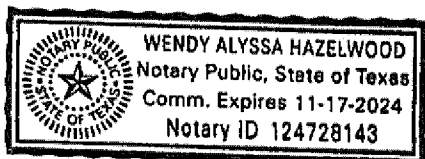
By:

Stephanie Smith  
Authorized Representative for  
Windsor Place (Frisco) Homeowners'  
Association, Inc. a/k/a Windsor Place Addition

THE STATE OF TEXAS §  
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 1<sup>st</sup> day of September, 2021 by Stephanie Smith Authorized Representative for Windsor Place (Frisco) Homeowners' Association, Inc. a/k/a Windsor Place Addition, a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



Wendy Hazelwood  
Notary Public Signature