

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE

FOR

Winterhaven Homeowners Association, Inc.

(Pursuant to TEXAS PROPERTY CODE Section 209.004)

1. Name of Subdivision: Winterhaven
2. Name of Association: Winterhaven Homeowners Association, Inc.
3. Recording Data for the Subdivision:

Winterhaven, described in metes and bounds in that certain Declaration of Covenants, Conditions and Restrictions of Huntington Village Townhouses, recorded on April 8, 1978 under Clerk's File No. F562015 in the real property records of Harris County, Texas.

4. Recording Data for the Declaration:

Declaration of Covenants, Conditions and Restrictions for Winterhaven, Subdivision In Harris County, Texas, recorded under Clerk's File No. F562015 in the real property records of Harris County, Texas.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Winterhaven, Subdivision In Harris County, Texas, recorded under Clerk's File No. RP-2020-525253 in the real property records of Harris County, Texas.

5. Name and Mailing Address of the Association:

Winterhaven Homeowners Association, Inc.
c/o Action Property Management, Inc.
11078 Regency Green Drive
Cypress, Texas 77429

6. The name, mailing address, telephone number and email address of the person managing the Association or the Association's designated representative:

Action Property Management, Inc.
11078 Regency Green Drive
Cypress, Texas 77429
Phone: 713-686-4692
Email: info@actionproperty.net

7. The website address where homeowners may access the Association's dedicatory instruments:

<http://www.actionproperty.net/winterhaven.html>

RP-2024-232838

8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Transfer Fee - \$300.00

Resale Certificate - \$250.00

Resale Certificate Updates - 1-14 days - \$0.00; 15-45 days - \$15.00 and 46-90 days \$40.00

Date: 6-24-2024

WINTERHAVEN HOMEOWNERS ASSOCIATION, INC.
acting by and through its managing agent,
Action Property Management, Inc.

By: Lee F. Waldheim
Lee F. Waldheim, President

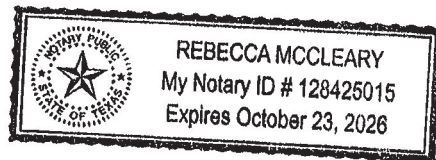
STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on June 24, 2024 by Lee F. Waldheim, President, of Action Property Management, Inc., Managing Agent for Winterhaven Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.

Rebecca McCleary
NOTARY PUBLIC, STATE OF TEXAS

After recording, return to:

Action Property Management, Inc.
11078 Regency Green Drive
Cypress, Texas 77429



7259.0006/jb

RP-2024-232838
Pages 3
06/26/2024 01:59 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$29.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2024-232838