

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
WINDMORE RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Windmore Residential Community, Inc. (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS MANAGEMENT CERTIFICATE AMENDS AND RESTATES IN ITS ENTIRETY ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES OF WINDMORE RESIDENTIAL COMMUNITY, INC., INCLUDING, BUT NOT LIMITED, TO THAT CERTAIN MANAGEMENT CERTIFICATE RECORDED UNDER DOCUMENT NO. 2024000012035, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS.

1. The name of the subdivision: Windmore.
2. The name of the Association: Windmore Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Collin County, Texas, made subject to that certain Windmore Master Covenant [Residential] recorded under Document No. 2024000011803, Official Public Records of Collin County, Texas, as may be amended from time to time (the “**Covenant**”), pursuant to filing of one more Notices of Applicability in the Official Public Records of Collin County.
4. The recording data for the Covenant and any amendments and/or supplements thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association Windmore Residential Community, Inc., c/o Paragon Property Management Group, 5501 Headquarters Dr., Suite 220W, Plano, TX 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Windmore Residential Community, Inc., c/o Paragon Property Management Group
Attn.:	Tamara Moore
Mailing Address:	5501 Headquarters Dr., Suite 220W, Plano, TX 75024
Telephone Number:	469-498-6979
Email Address:	info@paragonpmg.com
7. Website to access the Association’s dedicatory instruments:
<https://paragonpmg.cincwebaxis.com>

8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$500.00

Transfer Fee - \$304.00

Resale Certificate Fee - \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED TO BE EFFECTIVE as of the date this instrument is recorded in the Official Public Records of Collin County, Texas.

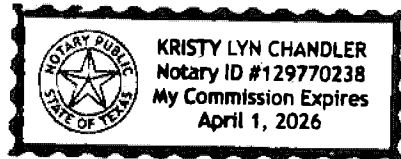
WINDMORE RESIDENTIAL COMMUNITY, INC., a
Texas nonprofit corporation

By: 38
Name: Bobby Samuel
Title: Vice President

STATE OF TEXAS §
COUNTY OF Collin §

This instrument was acknowledged before me this 24 day of February, 2025 by Bobby Samuel, Vice President of Windmore Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



K Chandler
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
WINSTEAD PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
rburton@winstead.com

ATTACHMENT 1

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Windmore Master Covenant [Residential], recorded under Document No. 2024000011803, Official Public Records of Collin County, Texas.
 - A. Windmore First Amendment to Master Covenant [Residential], recorded under Document No. 2025000021681 Official Public Records of Collin County, Texas.
2. Windmore Development Area Declaration [Residential] recorded under Document No. 2024000011883, Official Public Records of Collin County, Texas.
3. Windmore Adoption of Working Capital Assessment, recorded under Document No. 2024000011887, Official Public Records of Collin County, Texas.
4. Windmore Community Manual, recorded under Document No. 2024000011899, Official Public Records of Collin County, Texas.
5. Windmore Notice of Applicability [Residential] [Phase 1], recorded under Document No. 2025000021463, Official Public Records of Collin County, Texas.
6. Windmore Notice of Applicability [Residential] [Phase 2], recorded under Document No. 2024000131615, Official Public Records of Collin County, Texas.

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2025000021810

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: February 26, 2025 09:46 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 2025000021810
Receipt Number: 20250226000032
Recorded Date/Time: February 26, 2025 09:46 AM
User: Cathy L
Station: Station 5

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX