

MANAGEMENT CERTIFICATE
WINDMILL OAKS OWNERS ASSOCIATION, INC.

The undersigned, being an Officer of Windmill Oaks Owners Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision is Windmill Oaks Condominiums (the "Subdivision Development").
2. The name of the Association is Windmill Oaks Owners Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Windmill Oaks Owners Association, Inc. a subdivision in Bexar County, Texas, 1928 acres of Lot 4 N.C.B 15017, Green Oaks Subdivision, Volume 7800, Page 220, of the plat records of Bexar County, Texas

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Condominium Declaration for Windmill Oaks Owners Association, a Condominium Project, recorded at Doc 491912, Volume 9, page 283. 10/5/1982., Official Public Records of Bexar County, Texas.

Bylaws of Windmill Oaks Owners Association, Inc. a Condominium Project, were signed on July 15, 1997, and were filed under Documents #97-0099763 on July 15, 1997, Book D, Volume 7144, Page 1847, of the Official Public Records of Bexar County, Texas.

The Articles of Incorporation of Windmill Oaks Owners Association, Inc. a Condominium Project, was filed on or about June 9, 1995, in the Office of the Secretary of State of Texas.

First Amendment of the Bylaws of Windmill Oaks Owners Association, Inc. a Condominium Project, were filed on November 17, 1997, under Document #97-0162598, Book D, Volume 7262, Page 115, of the Official Public Record of Real Property of Bexar County, Texas.

Rules and Regulation for Windmill Oaks Owners Association, a Condominium Project applicable to Owners, Tenants and Guests, filed on June 15, 1998 under Document #98-099537, Book D, Volume 7506, Page 644, of the Official Public Records of Real Property of Bexar County, Texas.

Amendment of Rules and Regulations Windmill Oaks Owners Association, a Condominium Project recorded as Document No. 20080158317-1 in the Official Public Records of Bexar County, Texas.

5. The name and mailing address of the Association is:

Windmill Oaks Owners Association, Inc.
c/o Preferred Association Management Company
700 Market Street, Building 3
Cedar Park, TX 78613

6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

Preferred Association Management Company
700 Market Street, Building 3
Cedar Park, TX 78613
Tel: (512) 918-8100
Email: pamco@pamcotx.com

7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is <https://pamcotx.com/>;
8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Transfer Fee (paid at close)	\$200.00
Resale Disclosure (TREC Form)	\$575.00
Statement of Account 1 business days Rush Fee	\$150.00
Statement of Account 2 business days Rush Fee	\$100.00
Statement of Account 3 business days Rush Fee	75.00
Resale Disclosure 1 business days Rush Fee	\$150.00
Resale Disclosure 2 business days Rush Fee	\$100.00
Resale Disclosure 3 business days Rush Fee	\$75.00
Multi-Product Order 1 business days Rush Fee	\$150.00
Multi-Product Order 2 business days Rush Fee	\$100.00
Multi-Product Order 3 business days Rush Fee	\$75.00
Lender Questionnaire 1 business days Rush Fee	\$150.00
Lender Questionnaire 2 business days Rush Fee	\$100.00
Rush Existing Order (*Add this fee to Rush Fees)	\$75.00
Statement of Account Update from 1 to 14 days	\$0.00
Statement of Account Update from 15 to 45 days	\$50.00
Statement of Account Update from 46 to 90 days	\$50.00
Refinance Statement of Account Update from 1 to 14 days	\$0.00
Refinance Statement of Account Update from 15 to 45 days	\$50.00
Refinance Statement of Account Update from 46 to 90 days	\$50.00
Resale Disclosure Update from 1 to 14 days	\$0.00
Resale Disclosure Update from 15 to 45 days	\$50.00
Resale Disclosure Update from 46 to 90 days	\$50.00
Lender Questionnaire Update from 1 to 31 days	\$25.00
Premier Resale Package (TREC Form, Statement of Account, and Association Documents)	\$375.00
"Resale Disclosure (TREC Form) and Complete Association Documents Package"	\$375.00
Statement of Account Only (No Assoc Docs)	\$175.00
Owner's Account Statement (REQUIRED FOR REFI's!)	\$100.00
Premier Lender Questionnaire Bundle (Best Value!)	\$200.00
Standard Lender Questionnaire Package	\$175.00
"Bank Owned Property Package (REQUIRED FOR FORECLOSED PROPERTIES)"	\$375.00
Statement of Account	\$175.00
Refinance Statement of Account	\$100.00
Resale Disclosure	\$175.00
"Lender Questionnaire"	\$150.00
Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)	\$50.00
Appraiser Questionnaire	\$25.00

Documents:	
Annual Board Meeting Minutes	\$15.00
Articles of Incorporation	\$25.00
Budget	\$25.00
Bylaws	\$25.00
Current Unaudited Financial Documents	\$15.00
Declaration-CC&Rs	\$25.00
Important Information	\$0.00
Insurance Dec Page	\$25.00
Rules and Policies	\$15.00
Unit Ledger	\$25.00
Utility Bill	\$0.00
W-9	\$0.00

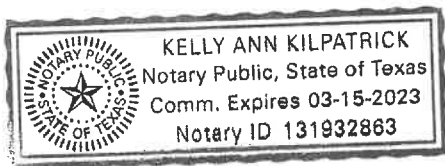
This Management Certificate is effective as of the 1 day of SEPTEMBER, 2021.

WINDMILL OAKS OWNERS ASSOCIATION, INC., a Texas
nonprofit corporation

By: [Signature]
Name: Doug Plas
Title: Registered Agent

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on 1 day of September, 2022, by
Doug Plas, Registered Agent for Windmill Oaks Owners Association,
Inc., a Texas nonprofit corporation, on behalf of said corporation.



Kelly A. Kilpatrick
Notary Public Signature

[SEAL]

AFTER RECORDING RETURN TO:

Preferred Association Management Company
700 Market Street, Building 3
Cedar Park, TX 78613

MANAGEMENT CERTIFICATE
WINDMILL OAKS OWNERS ASSOCIATION, INC.



VG-87-2022-20220221459

File Information

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20220221459
Recorded Date: September 13, 2022
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**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:
9/13/2022 9:40 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk