

MANAGEMENT CERTIFICATE

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. **Name of the Subdivision:** Winding Creek Estates HOA, Inc.

2. **Name of the Association:** Winding Creek Estates HOA, Inc.

3. **Recording data for the Subdivision:**

Winding Creek Estates, according to the plat recorded in Instrument no. 2226630m, Slides 173-174, Official Public Records of Ellis County, Texas.

4. **Recording data for the Declaration and Declaration amendments:**

Documents recorded in Instrument no. 2227753, Official Public Records of Ellis County, Texas.

5. **Name and mailing address of the Association:** Winding Creek Estates HOA, Inc., c/o Goodwin & Company, PO Box 203310, Austin, TX 78720

6. **Name, mailing address, phone number & email for designated representative:**

Goodwin & Company
PO Box 203310, Austin, TX
855.289.6007
Info@goodwintx.com

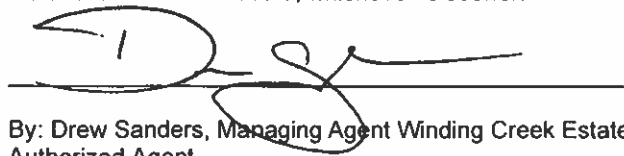
7. **Website address where all dedicatory instruments can be found:**

www.goodwintx.com, use the "find my community" search bar to locate the community webpage

8. **Fees charged by Association related to a property transfer:**

Working Capital: \$300
Resale Certificate: \$375
Resale Certificate Update: \$75
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:
- 1 business day: \$350 / 3 business days: \$250 / 5 business days: \$150 / 7 business days: \$100
Compliance Inspection Fee (optional): \$150
Transfer: \$275

This management certificate is filed of record in Ellis County, Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed of record, whichever is sooner.



By: Drew Sanders, Managing Agent Winding Creek Estates HOA, Inc., Duly
Authorized Agent
Signed: August 17, 2023

AFTER RECORDING RETURN TO:

Goodwin & Company
PO Box 203310
Austin, TX 78720-3310

FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 2333128 FILING DATE/TIME: Nov 07, 2023 at 09:31:00 AM

STATE OF TEXAS

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COUNTY OF ELLIS

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This instrument was signed before me on August 11, 2023, and it was acknowledged that this instrument was signed by Drew Sanders for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: October 24, 2024

