

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:** Winward
2. **Name of the Association:** Winward Community Association
3. **Recording data for the Subdivision:** Winward Community Association known as Avex Tract Section 1 according to the map or plat recorded in the document File Number RP-2020-350245 Volume Number 692224 Film Code RP-2020-350245, Winward Community Association known as Avex Tract Section 2 according to the map or plat recorded in the document File Number RP-2020-350247 Volume Number 692230 Film Code RP-2020-350247, Winward Community Association known as Avex Tract Section 3 according to the map or plat recorded in the document File Number RP-2020-620974 Volume Number 693583 Film Code RP-2020-620974, Official Public Records of Harris County, Texas.

4. **Recording data for the Declaration and Declaration amendments:** Document 2020-474719, Official Public Records of Harris County, Texas.

5. **Name and mailing address of the Association:** Winward Community Association c/o Chaparral Management Company, LLC, 1400 Broadfield Blvd Ste. 600 Houston, Tx 77084

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

Chaparral Management Company, LLC
1400 Broadfield Blvd Ste. 600 Houston, Tx 77084
281-537-0957
cmc@chaparralmanagement.com

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

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

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

Capital Improvement Fee Equal to 50% of the current Annual Assessment rate
Legal Fee-Preparation 50
Resale Certificate: \$375
Resale Certificate Update: \$75
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:
- 1 business day: \$300 / 3 business days: \$200 / 5 business days: \$100
Compliance Inspection Fee (optional): \$120
Transfer: \$275

This management certificate is filed of record in Harris 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.

Valerie Overbeck

By: Valerie Overbeck, Managing Agent for Winward Community Association
Duly Authorized Agent
Signed: October 11, 2021

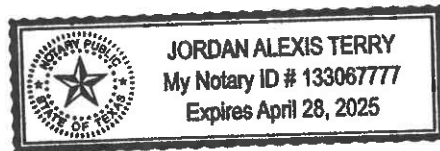
202

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was signed before me on 10.11.2021, and it was acknowledged that this instrument was signed by Valerie Overbeck for the purposes and intent herein expressed.

Jordan Alexis Terry
Notary Public in and for the State of Texas
Notary Printed Name: Jordan Alexis Terry

My Commission Expires: April 28, 2025



✓
AFTER RECORDING RETURN TO:
Chaparral Management Company, LLC
6630 Cypresswood Drive, Ste. 100
Spring, TX 77379

FILED FOR RECORD

12:32:12 PM

Friday, October 22, 2021



COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Friday, October 22, 2021



COUNTY CLERK
HARRIS COUNTY, TEXAS

