

### MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.  
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of September 1, 2021 by The Windmills at Wood Springs Ranch Homeowner's Association, Inc., a Texas non-profit corporation (the "Association").

### WITNESSETH:

WHEREAS, the Declarant for The Windmills at Wood Springs Ranch Phase I has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for The Windmills at Wood Springs Ranch Phase I filed of record on or about January 7, 2004 (the "Declaration") and recorded at Instrument #2004-R0000796 in the Real Property Records of Smith County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of The Windmills at Wood Springs Ranch Phase I.

WHEREAS, the Association was duly formed on November 14, 2003, as The Windmills at Wood Springs Ranch Homeowner's Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is The Windmills at Wood Springs Ranch Phase I.
2. Name of the Association. The name of the Association is The Windmills at Wood Springs Ranch Homeowner's Association, Inc. and is located at Smith County, Texas. The mailing address for the Association is Rose City Property Management, 5605 FM 423 Suite 500 PMB #418, Frisco, TX 75036.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Smith County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about January 7, 2004 (the "Declaration") recorded at Instrument #2004-R0000796 in the Real Property Records of Smith County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.
5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

Rose City Property Management  
108 N. Houston Street

Bullard, TX 75757

6. Manager of the Association. The telephone number for the manager of the Association is 903-630-6355 and the email address for the manager of the Association is [carrie@rosecitymanagement.com](mailto:carrie@rosecitymanagement.com).

7. Website for the Association. The website for the Association is <https://app.townsq.io/login>.\*

8. Resale Certificates: Resale Certificates may be requested by contacting Rose City Property Management at [resales@themacgroupco.com](mailto:resales@themacgroupco.com) or at <https://www.homewisedocs.com>. The Resale Fee is \$350.00 and shall be payable to Rose City Property Management.

\*Please Note: Supplementary documents may be requested for an additional fee through Homewisedocs.com.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

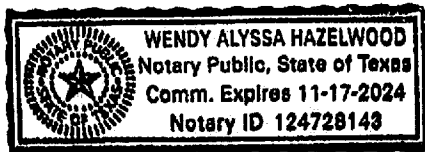
The Windmills at Wood Springs Ranch Homeowner's Association, Inc., a Texas non-profit corporation

By: Carrie Montgomery, Managing Agents  
Authorized Representative for  
The Windmills at Wood Springs Ranch  
Homeowner's Association, Inc.

THE STATE OF TEXAS §  
COUNTY OF SMITH §

This instrument was acknowledged before me on this 1<sup>st</sup> day of September, 2021 by Carrie Montgomery Authorized Representative for The Windmills at Wood Springs Ranch Homeowner's Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public In and for the State of Texas



Wendy Hazelwood  
Notary Public Signature

**Smith County  
Karen Phillips  
Smith County Clerk**

---

**Document Number:** 202101041394

eRecording - Real Property

CERTIFICATE

Recorded On: October 06, 2021 03:20 PM

Number of Pages: 3

Billable Pages: 2

---

**" Examined and Charged as Follows: "**

Total Recording: \$30.00

---

\*\*\*\*\* 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: 202101041394  
Receipt Number: 20211006000155  
Recorded Date/Time: October 06, 2021 03:20 PM  
User: Adrius K



**STATE OF TEXAS  
COUNTY OF SMITH**

**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 Records of Smith County, Texas.**

Karen Phillips  
Smith County Clerk  
Smith County, TX