

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
WINDCRESS HOMEOWNERS' ASSOCIATION, INC.**

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THE STATE OF TEXAS       §  
  §  
COUNTY OF CHAMBERS   §

The undersigned, being the Managing Agent for Windcress Homeowners' Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Windcress.
2. Name of Association: The name of the Association is Windcress Homeowners' Association, Inc.
3. Recording Data for the Subdivision:
  - a. Property described by metes and bounds on Exhibit "A" attached to the "Declaration of Covenants, Conditions and Restrictions for Windcress" recorded in the Official Public Records of Real Property of Chambers County, Texas under Clerk's File No. 2024-202703 (which said Exhibit "A" is incorporated herein by reference).
4. Recording Data for the Declaration:\*
  - a. Documents:
    - (1) Declaration of Covenants, Conditions and Restrictions for Windcress.
  - b. Recording Information:
    - (1) Chambers County Clerk's File No. 2024-202703.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Windcress Homeowners' Association, Inc. c/o Inframark, 2002 W. Grand Parkway N., Suite 100, Katy, Texas 77449.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Kelly Dixon, Director of Community Management c/o Inframark. Address: 2002 W. Grand Parkway N.,

Suite 100, Katy, Texas 77449. Phone No.: 281.870.0585. Email Address: communitymanagement@inframark.com.

7. The Association's Dedicatory Instruments are Available to Members Online at: <https://home.inframark.com/?c=638>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Updated Resale Certificate Fee	\$ 75.00
Transfer Fee	\$ 275.00
Refinance Fee	\$ 100.00
Rush Fee	\$185.00 1 day; \$150.00 3 days; \$125.00 5 days
Initial Contribution/Working Capital Contribution [Declaration Article IV, Section 4.10]	Each Owner (other than Declarant) who purchases a Lot will pay a one-time Initial Contribution which amount shall be due immediately upon the transfer of title to the Lot. Upon the purchase of a Lot from Declarant, the Initial Contribution shall be \$900.00. Upon each subsequent sale of a Lot, a Working Capital Contribution will be due. The Working Capital Contribution for 2025 is \$900.00. Some exemptions may apply. For future years, the Working Capital Contribution must be verified by the Association.

Executed on this 14 day of April, 2025.

**WINDCRESS HOMEOWNERS'  
ASSOCIATION, INC.**


By: Inframark, Managing Agent

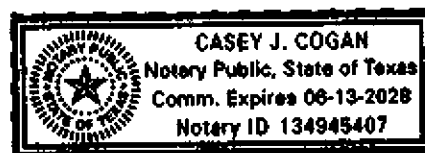
  
Kelly Dixon, Dir. of Community Management

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS       §  
  §  
COUNTY OF Harris       §

BEFORE ME, the undersigned notary public, on this 14 day of April, 2025 personally appeared Kelly Dixon, Dir. of Community Management for Inframark, Managing Agent for Windcrest Homeowners' Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

  
Notary Public in and for the State of Texas



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