(To be recorded in Real Property Records of Denton County, Texas)

Windsor Heights Homeowners Association, Inc.
Property Owners' Association Management Certificate

As Required by Section 209.004, Texas Property Code

This certificate updates and replaces any previously recorded management certificate for this subdivision, such as instruments recorded as Documents 2021-5689, 2013-151093 and 2010-12240

1. Subdivision information. Windsor Heights is an addition to the city of Flower Mound in Denton County, Texas. The plats are recorded in the Plat Records of Denton County, Texas as:

- 17.278 Tract of land located in the Jesse Watkins survey Abstract No. 1324 and the Perry Malone survey, Abstract No. 836 situated in the Town of Flower Mound, Denton County, Texas and being a portion of that certain tract conveyed to Bridlewood, LTD by deed recorded in Clerk's File No. 94-R0030471 of the Deed Records of Denton County, Texas.

2. Declaration information. Lots in Windsor Heights are subject to Master Declaration of Covenants, Conditions and Restrictions for Bridlewood, recorded on Document No. 96-R0028182, Real Property Records, Denton County Texas as amended or supplemented from time to time as:

- Amended and Restated Declaration of Covenants, Conditions and Restrictions for Bridlewood, dated November 1, 1996 and recorded as Document No. 96-R0080148
- Amended and Restated Supplemental Declaration of Covenants, Conditions and Restrictions for Windsor Heights at Bridlewood as Volume 4218, Page 1456 et sec.

3. Name of property owners association. Windsor Heights Homeowners Association, Inc.

4. How to contact the association through its managing agent.

Windsor Heights Homeowners Association, Inc.
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential ("FirstService Residential")
14951 North Dallas Parkway, Suite 600
Dallas, Texas 75254
Phone: 214-871-9700
Website: www.fsresidential.com
Email Address: Mgmt-CertificateTX@fsresidential.com
Community Website: https://WindsorHeights.connectresident.com
Resale Disclosure Package: $375.00
Homeowner Setup/Unit Transfer: $250.00

5. Purpose. The purpose of the Property Owners' Association Management Certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. 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. No person should rely on this Management Certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision.

Signed this 27 day of August 2021

Windsor Heights Homeowners Association, Inc.,
a Texas property owners' association

By: _____

Michelle Malegni, Vice President
FirstService Residential Texas, Managing Agent

THE STATE OF TEXAS
COUNTY OF DALLAS
This instrument was acknowledged before me on this 27 day of August 2021 by Michelle Malegni on behalf of FirstService Residential, Managing Agent of a Texas property owners' association, on behalf of said association.

_____
Notary Public, State of Texas

WENDY RANDALL
Notary Public, State of Texas
Comm. Expires 05-15-2022
Notary ID 12981974-9

AFTER RECORDING, PLEASE RETURN TO:
Windsor Heights Homeowners Association, Inc.
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential
("FirstService Residential")
14951 North Dallas Parkway, Suite 600
Dallas, Texas 75254

VG-418-2021-159006

Denton County
Juli Luke
County Clerk

Instrument Number: 159006

Real Property Recordings

PROPERTY ASSOC MGMT CERT

Recorded On: August 31, 2021 01:04 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: $34.00

********** **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:	159006
Receipt Number:	20210831000434
Recorded Date/Time:	August 31, 2021 01:04 PM
User:	Patty M
Station:	Station 5

Record and Return To:

FIRST SERVICE RESIDENTIAL TEXAS INC
WINDSOR HEIGHTS HOMEOWNERS ASSOCIATION INC
14951 NORTH DALLAS PARKWAY STE 600
DALLAS TX 75254

STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX