

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
WINFIELD PARK RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Winfield Park Residential Community, Inc., a Texas nonprofit corporation (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS CERTIFICATE AMENDS AND RESTATES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF WINFIELD PARK RESIDENTIAL COMMUNITY, INC., RECORDED UNDER DOCUMENT NO. 2024066107, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

1. The name of the subdivision: Winfield Park.
2. The name of the Association: Winfield Park Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All of that certain real property located in Williamson County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Winfield Park, recorded under Document No. 2024065058, Official Public Record of Williamson County, Texas (the "Declaration").
4. The recording data for the Declaration with any amendments and/or supplements to the declaration: The recording data for the declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Winfield Park Residential Community, Inc., c/o The Management Association, Inc. d/b/a The Management Trust - Texas, 9111 Jollyville Road, Suite 275, Austin, Texas 78759.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Winfield Park Residential Community, Inc. c/o The Management Association, Inc. d/b/a The Management Trust – Texas
Mailing Address:	9111 Jollyville Road, Suite 275, Austin, Texas 78759
Attn.:	Holly Skeen

Telephone Number: (512) 234-3320 ext. 2907

Email Address: Holly.Skeen@managementtrust.com

7. Website to access the association's dedicatory instruments:
<https://my.managementtrust.com>
8. Amount and description of fees related to property transfer in the subdivision:
The association fees are in the following amounts:

Working Capital Assessment - \$350.00.

Transfer Fee - \$200.00

Resale Certificate Fee - \$360.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

WINFIELD PARK RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

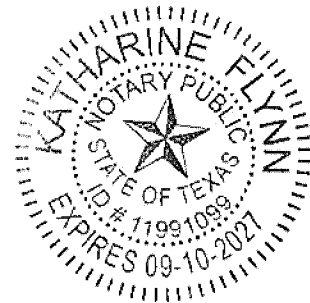
By: Katherine Taylor
Printed Name: Katherine Taylor
Title: President

STATE OF TEXAS §
COUNTY OF Williamson §

This instrument was acknowledged before me on the 24th day of February, 2025, by Katherine Taylor, President of Winfield Park Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)

Katherine Flynn
Notary Public Signature



AFTER RECORDING RETURN TO:
KRISTI E. STOTTS, ESQ.
WINSTEAD PC
600 W. 5TH STREET, SUITE 900
AUSTIN, TEXAS 78701
EMAIL: KSTOTTS@WINSTEAD.COM

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Winfield Park, recorded under Document No. 2024065058, in the Official Public Records of Williamson County, Texas, as the same may be amended from time to time.
 - a. First Amendment to Declaration of Covenants, Conditions and Restrictions for Winfield Park, recorded under Document No. 2025000925, in the Official Public Records of Williamson County, Texas.
2. Winfield Park Community Manual, recorded under Document No. 2024065158, in the Official Public Records of Williamson County, Texas, as the same may be amended and/or supplemented from time to time.
3. Winfield Park Adoption of Working Capital Assessment, recorded under Document No. 2024065159, in the Official Public Records of Williamson County, Texas.
4. Notice of Plat Recordation for Winfield Park [Greinert Phase 1], recorded under Document No. 2025016920, in the Official Public Records of Williamson County, Texas.

*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.

ATTACHMENT 1

WINFIELD PARK
AMENDED AND RESTATED
MANAGEMENT CERTIFICATE

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2025017072

Pages: 5 Fee: \$37.00

03/07/2025 02:53 PM

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Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas