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**MANAGEMENT CERTIFICATE FOR  
WINDMILL RANCH HOMEOWNERS ASSOCIATION, INC.**

The following information is being provided pursuant to Section 209.004, Texas Property Code:

1. Name of subdivision: Windmill Ranch
2. Name of the association: Windmill Ranch Homeowners Association, Inc.
3. Mailing address: 162 Windmill Ranch Road  
Spring Branch, TX 78070
4. Subdivision plat information:
  - Unit 1: Book 12, Pages 321-324, as vacated and resubdivided by Book 13, Page 40, as corrected by Book 14, Page 360, Official Map and Plat Records of Comal County, Texas, as amended by Document Number 200106000903, Official Public Records of Comal County, Texas
  - Unit 2: Book 13, Pages 31-32, Official Map and Plat Records of Comal County, Texas, as amended by Document Number 201406009327, as replatted by Document Number 201706051903, Official Public Records of Comal County, Texas
  - Unit 3: Book 13, Pages 33-36, Official Map and Plat Records of Comal County, Texas, as amended by Document Number 200306045737, as further amended by Document Number 200506018785, as further amended by Document Number 200906036424, as further amended by Document Number 201106022665, as further amended by Document Number 201406045141, as further amended by Document Number 201606007101, as further amended by Document Number 201606045705, as further amended by Document Number 201906000121, as vacated by Document Number 201906008423, as further amended by Document Number 202106000266, as vacated and replatted by Document Number 202106034554, Official Public Records of Comal County, Texas
  - Unit 4: Book 13, Pages 37-39, as vacated and replatted by Book 13, Page 239, Official Map and Plat Records of Comal County, Texas
  - Unit 5: Book 13, Pages 106-107, Official Map and Plat Records of Comal County, Texas

5. Declaration information:

Unit 1:

Declaration of Covenants, Conditions and Restrictions for Windmill Ranch Subdivision, Unit 1, and Annexation to Windmill Ranch Homeowners Association, Inc., executed on November 12, 1998, recorded in Document Number 9806027655, Official Public Records of Comal County, Texas, as amended by the First Amended Declaration of Covenants, Conditions and Restrictions for Windmill Ranch Subdivision, Unit 1, and Annexation to Windmill Ranch Homeowners Association, Inc., executed on December 11, 1998, recorded in Document Number 9806030261 and re-recorded in Document Number 9806030262, Official Public Records of Comal County, Texas, as further amended by the Second Corrective Amendment to the Declaration of Covenants, Conditions and Restrictions for Windmill Ranch Subdivision, Units 1, 2, 3, 4, and 5, executed on November 29, 2000, recorded in Document Number 200106003202, Official Public Records of Comal County, Texas

Units 2, 3 & 4:

Declaration of Covenants, Conditions and Restrictions for Windmill Ranch Subdivision, Units 2, 3 & 4, and Annexation to Windmill Ranch Homeowners Association, Inc., executed on April 29, 1999, recorded in Document Number 9906012296, Official Public Records of Comal County, Texas, as amended by the Corrective Amendment to the Declaration of Covenants, Conditions and Restrictions for Windmill Ranch Subdivision, Unit 2, 3, & 4 and Annexation to Windmill Ranch Homeowners Association, Inc., executed on April 29, 1999, recorded in Document Number 9906013925, Official Public Records of Comal County, Texas, as further amended by the Second Corrective Amendment to the Declaration of Covenants, Conditions and Restrictions for Windmill Ranch Subdivision, Units 1, 2, 3, 4, and 5, executed on November 29, 2000, recorded in Document Number 200106003202, Official Public Records of Comal County, Texas

Unit 5:

Declaration of Covenants, Conditions and Restrictions for Windmill Ranch Subdivision, Unit 5, and Annexation to Windmill Ranch Homeowners Association, Inc., executed on October 7, 1999, recorded in Document Number 9906029564, Official Public Records of Comal County, Texas, as amended by the Second Corrective Amendment to the Declaration of Covenants, Conditions and Restrictions for Windmill Ranch Subdivision, Units 1, 2, 3, 4, and 5, executed on November 29, 2000, recorded in Document Number 200106003202, Official Public Records of Comal County, Texas



6. Association management or representative:

Windmill Ranch Homeowners Association, Inc.  
c/o Treasurer, WRHOA  
162 Windmill Ranch Road  
Spring Branch, TX 78070  
Phone: 713-962-6333  
E-mail: [wmranch.treasurer@gmail.com](mailto:wmranch.treasurer@gmail.com)

7. Website address:

[www.windmill-ranch.org](http://www.windmill-ranch.org)

8. Property transfer fees:

Resale Certificate Fee: \$375.00  
Transfer Fee: \$150.00

WINDMILL RANCH HOMEOWNERS  
ASSOCIATION, INC.,  
a Texas non-profit corporation

  
By: Elizabeth Cubley, Managing Agent

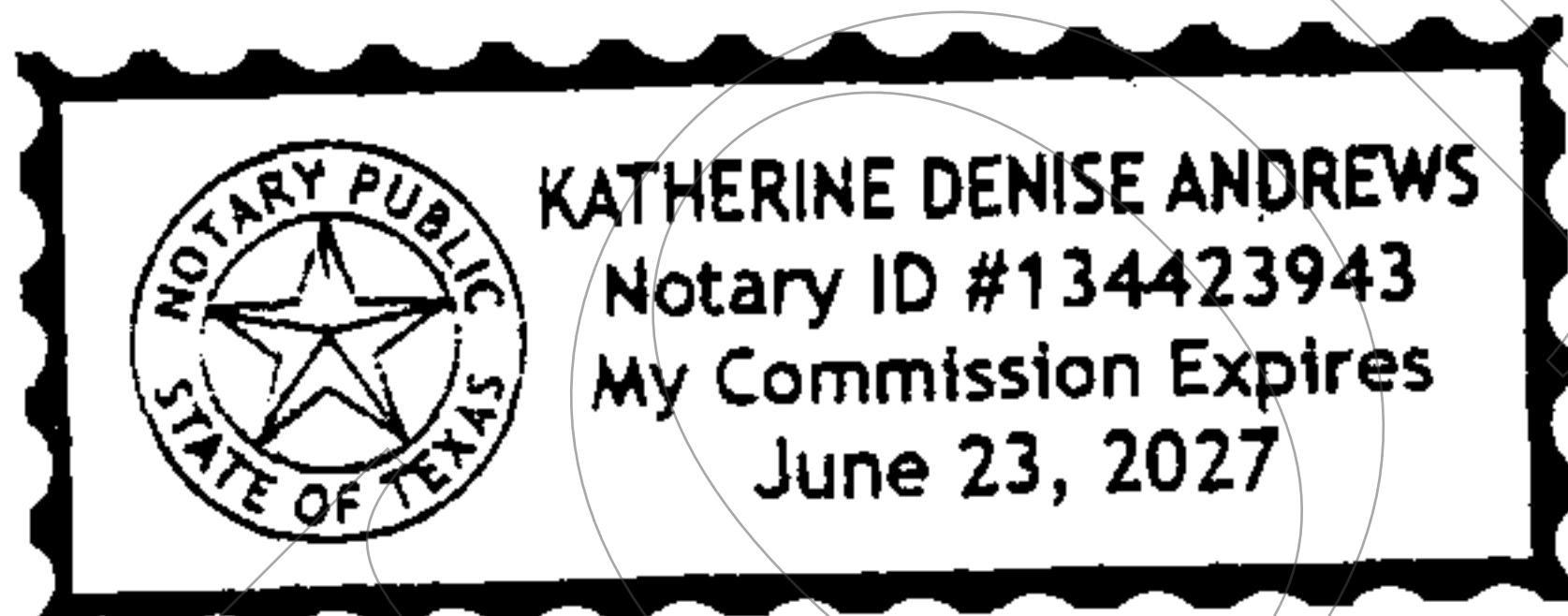
STATE OF TEXAS §

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COUNTY OF COMAL §

Before me, the undersigned notary public, on this day personally appeared Elizabeth Cubley, Managing Agent of Windmill Ranch Homeowners Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 1 day of March, 2024.



  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**

Windmill Ranch HOA, Inc.  
162 Windmill Ranch Rd.  
Spring Branch, TX 78070

Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
03/04/2024 08:31:06 AM  
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