

**PROPERTY OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
WINDING CREEK**

**STATE OF TEXAS                   §  
                                             §     **KNOW ALL MEN BY THESE PRESENTS:**  
COUNTY OF COLLIN           §**

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for Winding Creek Homeowners Association, Inc.

1. The name of the subdivision is Winding Creek.
2. The name of the association is Winding Creek Homeowners Association, Inc.
3. The recording data for the subdivision is as follows:

<u>Subdivision</u>	<u>Recording Data</u>
Brookside at Winding Creek Phase I	Record plat filed on August 4, 2000, in Cabinet M, Page 109 of the Plat Records, Collin County, Texas
Brookside at Winding Creek Phase I	Amended plat (Lot 20, Block B) filed on June 11, 2001, in Cabinet N, Page 80 of the Plat Records, Collin County, Texas
Bluffs of Winding Creek Phase II	Record plat filed on April 11, 2001, in Cabinet M, Page 616 of the Plat Records, Collin County, Texas
Winding Creek Phase III	Record plat filed on June 14, 2001, in Cabinet N, Pages 90-92 of the Plat Records, Collin County, Texas
Silver Oak Estates at Winding Creek	Record plat recorded in Volume 2012, Page 398, amended in Volume 2013, Page 284, Plat Records, Collin County, Texas

4. The recording data for the declaration and any amendments to the declaration is as follows:

First Amended Master Declaration of Covenants, Conditions and Restrictions for Winding Creek filed on January 23, 2002, as Document No. 2002-0011903, Real Property Records, Collin County, Texas.

First Amendment to First Amended Master Declaration of Covenants, Conditions and Restrictions for Winding Creek filed on February 19, 2003, as Document No. 2003-0031853, Real Property Records, Collin County, Texas.

Second Amendment to First Amended Master Declaration of Covenants, Conditions and Restrictions for Winding Creek filed on December 29, 2004, as Document No. 2004-0184782, Real Property Records, Collin County, Texas.

Amendment to First Amended Master Declaration of Covenants, Conditions and Restrictions for Winding Creek filed on August 20, 2007, as Document No. 20070820001156740, Real Property Records, Collin County, Texas.

Third Amendment to First Amended Master Declaration of Covenants, Conditions and Restrictions for Winding Creek filed on May 8, 2009, as Document No. 2009050800556730, Real Property Records, Collin County, Texas.

Fourth Amendment to First Amended Master Declaration of Covenants, Conditions and Restrictions for Winding Creek filed on December 13, 2011, as Document No. 20111213001343790, Real Property Records, Collin County, Texas.

Fifth Amendment to First Amended Master Declaration of Covenants, Conditions and Restrictions for Winding Creek filed on November 20, 2013, as Document No. 20131120001561450, Real Property Records, Collin County, Texas.

Supplemental Declaration of Covenants, Conditions and Restrictions for The Hills of McKinney filed on May 22, 2003, as Document No. 2003-0095819, Real Property Records, Collin County, Texas.

Supplemental Declaration of Covenants, Conditions and Restrictions for Silver Oak Estates filed on November 3, 2010, as Document No. 20101103001201730, Real Property Records, Collin County, Texas.

First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for Silver Oak Estates filed on February 10, 2012, as Document No. 20120210000153710, Real Property Records, Collin County, Texas.

5. The name and mailing address of the association:

Winding Creek Homeowners Association, Inc.  
c/o RealManage, LLC

P. O. Box 803555  
Dallas, Texas 75380

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Lauren Zastrow, Assistant Community Association Manager  
RealManage, LLC  
P. O. Box 803555  
Dallas, Texas 75380  
866-473-2573  
[RIDRANCH@CiraMail.com](mailto:RIDRANCH@CiraMail.com)

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

[www.ciranet.com/residentportal](http://www.ciranet.com/residentportal)

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate	\$ 375.00
Conveyance/Transfer Fee	\$ 325.00
Refinance Fee	\$ 250.00
Statement of Account	\$ 295.00

Resale Certificates are requested via the RealManage Closing Portal at [www.realmanage.com/closingportal](http://www.realmanage.com/closingportal)

**IN WITNESS WHEREOF**, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 29th day of January, 2025.

**WINDING CREEK HOMEOWNERS  
ASSOCIATION, INC.**, a Texas non-profit corporation

By: Emily Dale

Printed Name: Emily Dale

Title: Director

**ACKNOWLEDGMENT**

STATE OF TEXAS       §  
                                  §  
COUNTY OF COLLIN   §

This instrument was acknowledged before me on the 29 day of January, 2025,  
by Date, Emily of Winding Creek Homeowners  
Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



  
Notary Public in and for the State of Texas

My Commission Expires: 6/20/2027

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2025000012125

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: February 03, 2025 02:11 PM

Number of Pages: 5

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

Total Recording: \$37.00

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\*\*\*\*\* 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: 2025000012125  
Receipt Number: 20250203000012  
Recorded Date/Time: February 03, 2025 02:11 PM  
User: Jennifer S  
Station: cck083

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX

