

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
WINDFERN TRACE OWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS     §  
                                     §  
COUNTY OF HARRIS     §

The undersigned, being the Managing Agent of Windfern Trace Owners Association, Inc., a non-profit corporation 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 Windfern Trace Owners Association, Inc.:

1. Name of Subdivision: Windfern Trace.
2. Name of Association: Windfern Trace Owners Association, Inc.
3. Recording Data for the Subdivision and Recording Data of the Declaration:
  - a. Windfern Trace, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code. No. 552188 of the Official Public Records of Real Property of Harris County, Texas.
  - b. Declaration of Covenants, Conditions and Restrictions recorded on March 17, 2004 under County Clerk's File No. X46700 in the Official Public Records of Real Property of Harris County, Texas.
  - c. Amended Declaration of Covenants, Conditions and Restrictions for Windfern Trace recorded on July 9, 2004 under County Clerk's File No. X756446 in the Official Public Records of Real Property of Harris County, Texas.
4. Name and Mailing Address of the Association: Windfern Trace Owners Association, Inc., c/o Genesis Community Management, Inc., 9700 Richmond Avenue, Suite 160, Houston, Texas 77042.
5. Name and Mailing Address of Person Managing the Association or Its Designated Representative: Genesis Community Management, Inc., 9700 Richmond Avenue, Suite 160, Houston, Texas 77042.
6. Telephone Number to Contact the Association: 713-953-0808.
7. Email Address to Contact the Association: Natalie@GenesisCommunity.com
8. The Association's website may be found at: www.GenesisCommunity.com

9. Fees charged by the Association upon the sale or transfer of Property:

- a. Resale Certificate: \$275.00 or more, not to exceed the maximum allowable rate.
- b. Updated Resale Certificate: \$75.00.
- c. Rush Fee for Resale Certificate: \$50.00.
- d. Printed Legal Documentation Fee: \$25.00.
- e. Transfer Fee: \$300.00.
- f. Refinance Fee: \$150.00.
- g. Quote Fee: \$25.00.

Executed on this the 24<sup>th</sup> day of August 2021.

WINDFERN TRACE OWNERS  
ASSOCIATION, INC.

By: Carl Debarbieris  
Carl Debarbieris, Managing Agent

THE STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

ACKNOWLEDGMENT

BEFORE ME, the undersigned notary public, on this the 24<sup>th</sup> day of August, 2021 personally appeared Carl Debarbieris, Managing Agent of Windfern Trace Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Terri Tharp  
Notary Public in and for the State of Texas

E-RECORDED BY:

**ESG** | SEARS  
BENNETT  
& GERDES, LLP

6548 GREATWOOD PKWY.  
SUGAR LAND, TEXAS 77479

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# Pages 3  
08/27/2021 09:21 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$22.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

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.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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