

### Management Certificate

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.  
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of January 1, 2023 by the Winners Circle Owners Association, Inc., a Texas non-profit corporation (the "Association").

### WITNESSETH:

WHEREAS, the Declarant for Winners Circle has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Winners Circle filed of record on or about May 24, 1999 (the "Declaration") and recorded at Volume 99100, Page 00063 in the Real Property Records of Dallas County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Winners Circle.

WHEREAS, the Association was duly formed on July 14, 1999, as Winners Circle Owners Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is Winners Circle.
2. Name of the Association. The name of the Association is Winners Circle Owners Association, Inc. and is located at Dallas County, Texas. The mailing address for the Association is 4Sight Property Management, 4760 Preston Rd., Suite 244-PMB 238, Frisco, TX 75034.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Dallas County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about May 24, 1999 (the "Declaration") recorded at Volume 99100, Page 00063 in the Real Property Records of Dallas County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

The Declaration was amended as follows:

- On or about February 10, 2000 at Volume 2000028, Page 04446 in the Real Property Records of Dallas County, Texas
  - On or about January 12, 2017 at Volume 2017000, Page 11919 in the Real Property Records of Dallas County, Texas
  - On or about January 29, 2018 at Volume 2018000, Page 25031 in the Real Property Records of Dallas County, Texas
5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

4Sight Property Management  
4760 Preston Rd, Suite 244-238  
Frisco, TX 75034

6. Manager of the Association. The telephone number for the manager of the Association is (469) 287-8583 and the email address for the manager of the Association is [HOAinformation@4SightPM.com](mailto:HOAinformation@4SightPM.com).
7. Website for the Association. The website for the Association is <https://winnerscircle.4sightpm.com>
8. Resale Certificates: Resale Certificates may be requested by contacting 4Sight Property Management at (469) 287-8583. The cost of a Resale Certificate is \$375.00. The cost for a rush fee is \$150. The cost for a change fee is \$75. The cost of a transfer fee is \$175.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

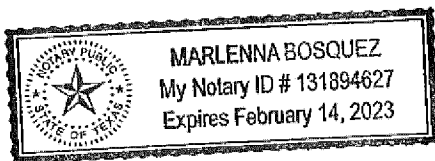
Winners Circle Owners Association, Inc., a Texas non-profit corporation

By:   
Authorized Representative for  
Winners Circle Owners Association, Inc.

THE STATE OF TEXAS           §  
COUNTY OF DALLAS         §

This instrument was acknowledged before me on this 14<sup>th</sup> day of December, 2022 by Todd Gschwend, Authorized Representative for Winners Circle Owners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



  
Notary Public Signature

**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202200318157

eRecording - Real Property

Recorded On: December 19, 2022 12:47 PM

Number of Pages: 3

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

Total Recording: \$30.00

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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: 202200318157  
Receipt Number: 20221219000367  
Recorded Date/Time: December 19, 2022 12:47 PM  
User: Lynn G  
Station: CC53

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF DALLAS**

**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 Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX

A handwritten signature in black ink, likely of John F. Warren, the Dallas County Clerk.