



**PROPERTY OWNER'S ASSOCIATION
MANAGEMENT CERTIFICATE
Windmill Estates Community Improvement Association**

The undersigned certifies that he is the President of WINDMILL ESTATES COMMUNITY IMPROVEMENT ASSOCIATION (the "Association"). The Association is the property owners' association for Windmill Estates subdivision in Montgomery County, Texas (collectively the "Subdivision"). This Management Certificate is filed by the Association pursuant to Section 209.004 of the Texas Property Code.

Name of Subdivision: Windmill Estates
Name of Association: Windmill Estates Community Improvement
Association

Recording Data for the Subdivision:

Windmill Estates – Clerk's File No. 1975-02684 Cabinet 008 , Map Records,
Official Records, Montgomery County, Texas

Windmill Estates - Clerk's File No. 2023-023914 Cabinet 00Z, Map Records,
Official Records, Montgomery County, Texas

Recording Data for the Restrictions:

Restrictions - Clerk's File No. 1976-9001 Book 957
Official Records, Montgomery county, Texas

Amended Restrictions - Clerk's File No. 2010-116148
Official Records, Montgomery county, Texas

First Amended Restrictions - Clerk's File No. 2013–117532
Official Records, Montgomery County, Texas

Second Amended Restrictions- Clerk's File No. 2018-088034
Official Records, Montgomery County, Texas

Third Amended Restrictions- Clerk's File No. 2020-046380
Official Records, Montgomery County, Texas

Fourth Amended Restrictions- Clerk's File No. 2021-103674
Official Records, Montgomery County, Texas

Fifth Amended Restrictions- Clerk's File No. 2023-009457
Official Records, Montgomery County, Texas

Sixth Amended Restrictions- Clerk's File No. 2023-009510

Official Records, Montgomery County, Texas

Seventh Amended Restrictions- Clerk's File No. 2023-118917

Official Records, Montgomery County, Texas

**Recording Data for the Relevant
Instruments:**

Certificate of Formation - Clerk's File No. 2025-
012748, Official Records, Montgomery
County, Texas

- ***Bylaws*** - Clerk's File No. 2021-103672, Official
Records, Montgomery County, Texas
- ***Payment Plan Policy*** - Clerk's File No. 2021-
103673, Official Records, Montgomery County,
Texas
- ***Records Production Policy*** - Clerk's File No.
2025-012168, Official Records, Montgomery
County, Texas
- ***Records Retention Schedule*** - Clerk's File No.
2025-012169, Official Records, Montgomery
County, Texas

Website:

- www.windmillestatesmagnoliatexas.net

Transfer Fee:

- **\$150.00/lot to Windmill Estates Community
Improvement Association**

Refinance Fee:

- **\$25.00/lot to Windmill Estates Community
Improvement Association**

Mailing Address for the Association:

Windmill Estates Community Improvement
Association
203 Edwards Drive
Magnolia, Texas 77354

Email Address

windmillestates1975@gmail.com

Signed this 12th day of February, 2025

**WINDMILL ESTATES COMMUNITY
IMPROVEMENT ASSOCIATION**



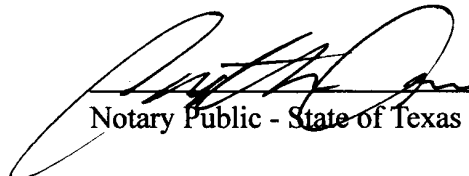
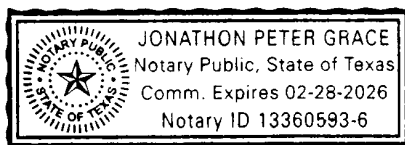
President – John Bramlett

STATE OF TEXAS §

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COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 12th day of February, 2025, by JOHN BRAMLETT, as President of Windmill Community Improvement Association, a Texas nonprofit corporation, on behalf of said corporation.


Notary Public - State of Texas

FILED FOR RECORD
02/12/2025 12:16PM



L. Brandon Steinmann

County Clerk
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was filed in the file number
sequence on the date and time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

02/12/2025



L. Brandon Steinmann

County Clerk
Montgomery County, Texas

ORIGINAL RETURNED AT TIME OF RECORDATION