

MANAGEMENT CERTIFICATE
OF
WINDBORNE RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Windborne Residential Community, Inc., a Texas nonprofit corporation (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Windborne.
2. The name of the Association: Windborne Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Bexar County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Windborne, recorded as Document No. 20250149124 in the Official Public Records of Bexar County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Windborne Residential Community, Inc., c/o Lifetime Management, 18585 Sigma Rd., Suite 104, San Antonio, Texas 78258.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Windborne Residential Community, Inc. c/o Lifetime Management
Mailing Address:	18585 Sigma Rd., Suite 104 San Antonio, Texas 78258
Attn:	Rey Saucedo
Telephone Number:	210-504-8484
Email Address:	rey@lifetimehoamanagement.com
7. Website to access the Association's dedicatory instruments:
<https://lifetimehoamanagement.com>
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Working Capital Assessment \$1,000.00

Transfer Fees:

Developer to builder - \$100.00

Builder to new homeowner - \$375.00

Owner to Owner – \$200

Resale Disclosure Package:

Builder to New Homeowner - \$0.00

Owner to Owner Sale - \$375

Resale Certificate Update:

Builder to New Homeowner - \$0.00

Owner to Owner Sale - \$0.00

Refinance certificate:

Owner - \$175

Statement of Account:

Builder to Owner - \$0.00

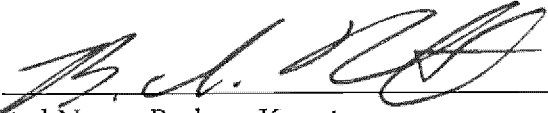
Owner to Owner - \$175

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 30 day of September, 2025.

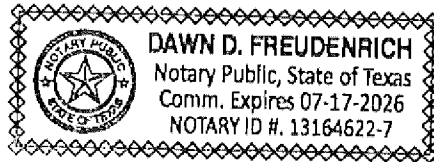
WINDBORNE RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: 
Printed Name: Barbara Kanute
Title: Board Director

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 30 day of September, 2025, by Barbara Kanute, Board Director of WINDBORNE RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)




Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Windborne, recorded as Document No. 20250149124 in the Official Public Records of Bexar County, Texas, as the same may be amended from time to time.
2. Windborne Community Manual, recorded as Document No. 20250150154 in the Official Public Records of Bexar County, Texas, as the same may be amended and supplemented from time to time.
3. Windborne Adoption of Working Capital Assessment, recorded as Document No. 20250150138 in the Official Public Records of Bexar County, Texas.
4. Windborne Design Guidelines, recorded as Document No. 20250150142 in the Official Public Records of Bexar County, Texas

ATTACHMENT 1

WINDBORNE RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20250182472
Recorded Date: October 01, 2025
Recorded Time: 10:29 AM
Total Pages: 5
Total Fees: \$37.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 10/1/2025 10:29 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk