

MANAGEMENT CERTIFICATE  
OF  
WINDERMERE OWNERS ASSOCIATION, INC.

The undersigned, being an officer of Windermere Owners Association, Inc. (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: Windermere.
2. The name of the Association: Windermere Owners Association, Inc.  
a Texas nonprofit corporation.
3. The recording data for the subdivision: All of that certain real property in Harris County, Texas, as described in the Plat of Windermere, recorded in Volume 206, Page 38, in the Official Map Records of Harris County, Texas, as amended and supplemented from time to time.
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association:  
  
Windermere Owners Association, Inc.  
23 Windermere Lane  
Houston, Texas 77063
6. The name, mailing address, telephone number, and email address of the person managing the Association:  
  
Name: Jeff Balliett  
Mailing Address: 26 Windermere Lane  
Houston, Texas 77063  
Telephone Number: (713) 302-5946  
Email Address: [jeff@vallp.com](mailto:jeff@vallp.com)
7. Website to access the Association's dedicatory instruments:  
<https://groups.io/g/windermere>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Transfer Fee - \$100.00

Refinance Fee - \$100.00

Rush Fee - \$100.00

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

*[SIGNATURE PAGE FOLLOWS]*

EXECUTED to be effective on the date this instrument is Recorded.

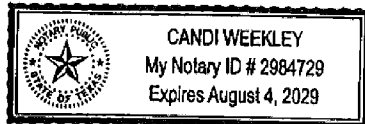
WINDERMERE OWNERS ASSOCIATION, INC., a  
Texas nonprofit corporation

By: [Signature]  
Name: Chris D. Holt  
Title: President

STATE OF TEXAS           §  
  §  
COUNTY OF Montgomery §

This instrument was acknowledged before me this 18<sup>th</sup> day of December 20 25  
by Chris D. Holt, the President of Windermere Owners Association,  
Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



Candi Weekley  
Notary Public Signature

AFTER RECORDING RETURN TO:  
Edward "Teddy" Holtz  
WINSTEAD PC  
600 Travis Street, Suite 5200  
Houston, Texas 77002  
tholtz@winstead.com

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Restated Restrictions of the Windermere Addition to the City of Piney Point Village, Harris County, Texas, recorded in File No. 20130462980, Official Public Records of Real Property of Harris County, Texas.
2. Windermere Owners Association, Inc. – Notice of Filing of Dedicatory Instruments, recorded in File No. RP-2025-464754, Official Public Records of Real Property of Harris County, Texas
  - a. Articles of Incorporation, recorded in File No. RP-2025-464754, TAB A, Official Public Records of Real Property of Harris County, Texas.
  - b. Amended and Restated Bylaws, recorded in File No. RP-2025-464754, TAB B, Official Public Records of Real Property of Harris County, Texas.
  - c. Payment Plan Policy, recorded in File No. RP-2025-464754, TAB C, Official Public Records of Real Property of Harris County, Texas.
  - d. Open Records Policy, recorded in File No. RP-2025-464754, TAB D, Official Public Records of Real Property of Harris County, Texas.
  - e. Records Retention Policy, recorded in File No. RP-2025-464754, TAB E, Official Public Records of Real Property of Harris County, Texas

RP-2025-500048  
# Pages 5  
12/19/2025 10:22 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$37.00

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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