

WINDSOR PLACE HOMEOWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE - ROCKWALL COUNTY

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **WINDSOR PLACE HOMEOWNERS ASSOCIATION, INC.**, certifies as to the following:

1. The name of the subdivision is:

WINDSOR PLACE

2. The name of the association is:

WINDSOR PLACE HOMEOWNERS ASSOCIATION, INC.

3. The recording data for the subdivision is:

Declaration of Covenants, Conditions, and Restrictions Doc. 20050000320579

4. The recording data for the declaration (including covenants, bylaws, and rules and regulations) is:

Capital Contribution Amount	Doc. 20140000000991
Alternate Payment Plan Schedule	Doc. 20140000001756
Records Retention and copying Policy	Doc. 20140000001759
Violation Fine Structure	Doc. 20140000001761
Bylaws	Doc. 20140000002630
Street Parking Policy	Doc. 20150000005270
Violation Fine Structure	Doc. 20160000001326
Septic Tank Policy	Doc. 20240000015931

5. The recording data for each amendment to the declaration (including covenants, bylaws, and rules and regulations) is:

First Amendment to the Covenants, Conditions, and Restrictions	Doc. 20050000325826
Second Amendment to the Covenants, Conditions, and Restrictions	Doc. 20140000000990
Capital Contribution Amount	Doc. 20150000020714
Second (Sic) Amendment to the Covenants, Conditions, and Restrictions	Doc. 20200000004787
Third Amendment to the Covenants, Conditions, and Restrictions	Doc. 20220000018323
Fourth Amendment to the Covenants, Conditions, and Restrictions	Doc. 20250000010081

6. The mailing address for the association is as follows:

WINDSOR PLACE HOMEOWNERS ASSOCIATION, INC.

c/o Vision Communities Management, LLC

5757 Alpha Road, Ste. 680

Dallas, Texas 75240

7. The name, address, telephone number, and email address of the person managing the association or the association's designated representative are as follows:

Vision Communities Management, LLC

5757 Alpha Road, Ste. 680

Dallas, Texas 75240

Phone: (972) 612-2302

Email: info@vcmtexas.com

8. The website address on which the association's dedicatory instruments are available:

<https://vcmtexas.com/> follow "Find My Community" link

9. The following fees are charged by the association relating to a transfer of property within the association:

Resale Certificate:	\$340.00
Statement of Account:	\$50.00
Refinance Certificate:	\$50.00
Transfer Fee to management company:	\$250.00
Covenant Inspection Fee	\$250.00
Capital Contribution:	\$750.00

This Management Certificate amends and replaces all previously filed management certificates for **Windsor Place Homeowners Association, Inc.**, including those management certificates in the Rockwall County real property records.

This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision or to report every piece of information pertinent to the subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

EXECUTED as of June 13, 2025.Vision Communities Management, LLC as
managing agent for the association

By (signature):

Name (printed):

VICTOR RILEY

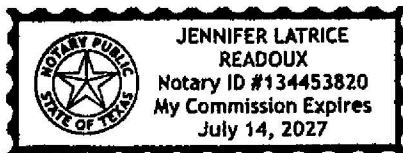
Title:

VP MANAGEMENT- DALLAS

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 13 day of June, 2025, by Jennifer Readoux (name), the Director of Management authorized agent for Vision Communities Management, LLC.



Jennifer Readoux
Notary Public – The State of Texas

After Recording, Please Return To:
WINDSOR PLACE HOMEOWNERS ASSOCIATION, INC.
 c/o Vision Communities Management, LLC
 5757 Alpha Road, Suite 680
 Dallas, TX 75240

Electronically Filed and Recorded
 Official Public Records
 Jennifer Fogg, County Clerk
 Rockwall County, Texas
 06/17/2025 08:04:38 AM
 Fee: 33.00
 Doc #: 20250000010685



Jennifer Fogg