

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
FOR
WINCHESTER VILLAGE COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent of Winchester Village Community Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by Winchester Village Community Association, Inc.:

1. Name of Subdivision: Winchester Village, Section One, Winchester Village, Section Two, and Winchester Village, Section Three.
2. Name of Association: Winchester Village Community Association, Inc.
3. Recording Data for the Subdivision and Recording Data of the Declaration:
 - a. Winchester Village, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code. No. 358024 of the Map Records of Harris County, Texas.
 - b. Winchester Village, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code. No. 364134 of the Map Records of Harris County, Texas.
 - c. Winchester Village, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code. No. 371071 of the Map Records of Harris County, Texas.
 - d. Declaration of Covenants, Conditions and Restrictions Winchester Village, Section One (1), recorded January 6, 1994 and filed under County Clerk's File No. P641159 and Film Code No. 197-48-1902 in the Official Public Records of Real Property of Harris County, Texas.
 - e. First Amendment to the Declaration of Covenants, Conditions and Restrictions Winchester Village, Section One (1), recorded May 31, 1994 and filed under County Clerk's File No. P885768 and Film Code No. 098-72-0486 in the Official Public Records of Real Property of Harris County, Texas.
 - f. Declaration of Covenants, Conditions and Restrictions Winchester Village, Section Two (2), recorded March 16, 1995 and filed under County Clerk's File No. R311354 and Film Code No. 503-13-1647 in the Official Public Records of Real Property of Harris County, Texas.
 - g. Declaration of Covenants, Conditions and Restrictions Winchester Village, Section Three (3), recorded September 21, 1995 and filed under County

Clerk's File No. R588829 and Film Code No. 505-44-3753 in the Official Public Records of Real Property of Harris County, Texas.

4. Name and Mailing Address of the Association: Winchester Village Community Association, Inc., c/o Genesis Community Management, Inc., 9700 Richmond Avenue, Suite 160, Houston, Texas 77042.
5. Name and Mailing Address of Person Managing the Association or Its Designated Representative: Genesis Community Management, Inc., 9700 Richmond Avenue, Suite 160, Houston, Texas 77042.
6. Telephone Number to Contact the Association: 713-953-0808.
7. Email Address to Contact the Association: Natalie@GenesisCommunity.com
8. The Association's website may be found at: www.GenesisCommunity.com
9. Fees charged by the Association upon the sale or transfer of Property:
 - a. Resale Certificate: \$275.00 or more, not to exceed the maximum allowable rate.
 - b. Updated Resale Certificate: \$75.00.
 - c. Rush Fee for Resale Certificate: \$50.00.
 - d. Printed Legal Documentation Fee: \$25.00.
 - e. Transfer Fee: \$300.00.
 - f. Refinance Fee: \$150.00.
 - g. Quote Fee: \$25.00.

Executed on this the 24th day of August 2021.

WINCHESTER VILLAGE
COMMUNITY ASSOCIATION,
INC.

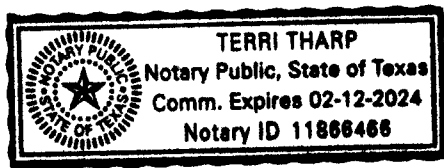
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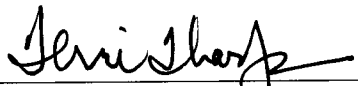


Carl Debarbieris, Managing Agent

THE STATE OF TEXAS §
 § **ACKNOWLEDGMENT**
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this the 24th day of August, 2021 personally appeared Carl Debarbieris, Managing Agent of Winchester Village Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.





Notary Public in and for the State of Texas

E-RECORDED BY:



6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479

RP-2021-485596
Pages 4
08/25/2021 03:21 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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

RP-2021-485596