

MANAGEMENT CERTIFICATE

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. Name of the Subdivision: Lake Windcrest

2. Name of the Association: Lake Windcrest Property Owners' Association

3. Recording data for the Subdivision:

1. Lake Windcrest, Section One, according to the plat recorded in Cabinet I, Sheet 159;
2. Lake Windcrest, Section Two, according to the plat recorded in Cabinet K, Sheets 31-32, County Clerk's File no. 9777917;
3. Lake Windcrest, Section Three, according to the plat recorded in Cabinet K, Sheet 57;
4. Lake Windcrest, Section Four, according to the plat recorded in Cabinet K, Sheets 121 & 122;
5. Lake Windcrest, Section Five, according to the plat recorded in Cabinet M, Sheets 42-45, Official Public Records of Montgomery County, Texas.

4. Recording data for the Declaration and Declaration amendments:

1. Corrected Declaration of Covenants, Conditions and Restrictions for Lake Windcrest, Section 1 recorded in Document no. 9704956;
2. First Amendment of Lake Windcrest, Section One Covenants, Conditions and Restrictions recorded in Document no. 9745120;
3. Second Amendment of Lake Windcrest, Section One Covenants, Conditions and Restrictions recorded in Document no. 9752808;
4. Third Amendment of Lake Windcrest, Section One Covenants, Conditions and Restrictions recorded in Document no. 9811033;
5. Fourth Amendment of Lake Windcrest, Section One Covenants, Conditions and Restrictions recorded in Document no. 9901717;
6. Declaration of Covenants, Conditions and Restrictions for Lake Windcrest, Section Two recorded in Document no. 9777917;
7. First Amendment of Lake Windcrest, Section Two covenants, Conditions and Restrictions recorded in Document no. 9811032;
8. Second Amendment of Lake Windcrest, Section Two Covenants, Conditions and Restrictions recorded in Document no. 99017174;
9. Declaration of Covenants, Conditions and Restrictions for Lake Windcrest, Section Three recorded in Document no. 9810931;
10. Declaration of Covenants, Conditions and Restrictions for Lake Windcrest, Section Four recorded in Document no. 9829883;

11. Declaration of Covenants, Conditions and Restrictions for Lake Windcrest, Section Five recorded in Document no. 99042813;
12. First Amendment of Lake Windcrest, Section Five Covenants, Conditions and Restrictions recorded in Document no. 99056576;
13. Second Amendment of Lake Windcrest, Section Five Covenants, Conditions and Restrictions recorded in Document no. 99067368;
14. Third Amendment of Lake Windcrest, Section Five Covenants, Conditions and Restrictions recorded in Document no. 99079985;
15. Declaration of Covenants, Conditions and Restrictions for Lake Windcrest, Section 5 Restricted Reserves "F" and "G" recorded in Document no. 2001-107232;
16. First Amended Declaration of Covenants, Conditions and Restrictions for Lake Windcrest, Section 5 Restricted Reserves "F" and "G" recorded in Document no. 2003-078879;
17. Restrictions recorded in Document no. 2001-096209;
18. Lake Windcrest Property Owners' Association Lake Rules and Regulation recorded in Document no. 2022109158;
19. Assessment Collection and Payment Plan Policy for Lake Windcrest property Owners' Association recorded in Document no. 2022109159;
20. Surveillance Camera Policy for Lake Windcrest property Owners' Association recorded in Document no. 2022109157;
21. Governing Documents Enforcement and Fine Policy for Lake Windcrest Property Owners' Association, Inc. recorded in Document no. 2022109160;
22. Supplemental Notice of Dedicatory Instruments for Lake Windcrest Property Owners' Association recorded in Document nos. 2013010582, 201308895, 2014030322, 2015093168, 2015093871, 2016107630, 2016113687, 2018011035, 2018014377, 2019013208, 2020124335, 2024075721, 2025010137, and 2025095463, Official Public Records of Montgomery County, Texas.

5. Name and mailing address of the Association: Lake Windcrest Property Owners' Association, c/o Goodwin & Company, PO Box 203310, Austin, TX 78720

6. Name, mailing address, phone number & email for designated representative:

Goodwin & Company
PO Box 203310, Austin, TX
855.289.6007
Info@goodwin-co.com

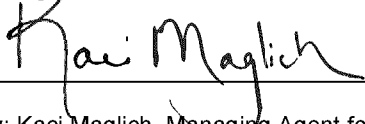
7. Website address where all dedicatory instruments can be found:

<https://hlwp.sites.townsq.io/> or www.goodwin-co.com , use the "find my community" search bar to locate the community webpage

8. Fees charged by Association related to a property transfer:

Resale Certificate: \$375
Resale Certificate Update: \$75
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:
- 1 business day: \$350 / 3 business days: \$250 / 5 business days: \$150 / 7 business days: \$100
Compliance Inspection Fee (optional): \$150
Refinance Fee: \$120
Statement of Account: \$120
Transfer Fee: \$340

This management certificate is filed of record in Montgomery County, Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed of record, whichever is sooner.



By: Kaci Maglich, Managing Agent for Lake Windcrest Property Owners'
Association, Duly Authorized Agent
Signed: October 1, 2025

AFTER RECORDING RETURN TO:

**Goodwin & Company
PO Box 203310
Austin, TX 78720-3310**

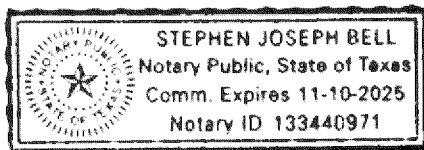
STATE OF TEXAS

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COUNTY OF MONTGOMERY

This instrument was signed before me on 10/01/25, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

By: 
Notary Public, State of Texas



E-FILED FOR RECORD

10/06/2025 12:56PM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

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

10/06/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas