

**AMENDED MANAGEMENT CERTIFICATE  
OF  
WINDING BROOK HOMEOWNERS ASSOCIATION**

This document supersedes all previous Management Certificates. The undersigned, being an officer of Winding Brook Homeowners Association, and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1.     The name of the Subdivision: Winding Brook
2.     The name of the Association: Winding Brook Homeowners Association, a Texas nonprofit corporation.
3.     The recording data for the Subdivision:

Declaration of Covenants, Conditions and Restrictions for Winding Brook recorded under Document No. 20200092451, Official Public Records of Bexar County, Texas.

Supplemental Declaration of Annexation for Winding Brook recorded under Document No. 20210053006, Official Public Records of Bexar County, Texas.

Supplemental Declaration of Annexation for Winding Brook recorded under Document No. 20220031414, Official Public Records of Bexar County, Texas.

Supplemental Declaration of Annexation 4B for Winding Brook recorded under Document No. 20230064501, Official Public Records of Bexar County, Texas.

Supplemental Declaration of Annexation 5C and 5B for Winding Brook recorded under Document No. 20230006784, Official Public Records of Bexar County, Texas.

4.     The recording data for the Declaration:

Declaration of Covenants, Conditions and Restrictions for Winding Brook recorded under Document No. 20200092451, Official Public Records of Bexar County, Texas.

Amendment to Declaration of Covenants, Conditions and Restrictions for Winding Brook recorded under Document No. 20220132651, Official Public Records of Bexar County, Texas.

Second Amendment to Declaration of Covenants, Conditions and Restrictions for Winding Brook recorded under Document No. 20230122793, Official Public Records of Bexar County, Texas.

Community Manual for Winding Brook recorded under Document No. 20200096918, Official Public Records of Bexar County, Texas.

Notice of Filing of Dedicatory Instruments: Development Real Property, Certificate of Formation, Acceptance of Appointment and Consent to Serve as Registered Agent, Initial Resolutions of Board of Directors of Winding Brook Homeowners Association, Inc., Bylaws of Winding Brook Homeowners Association, Inc., Winding Brook Policy Manual for Winding Brook recorded under Document No. 20200096918, Official Public Records of Bexar County, Texas.

Deed Westpointe North Commons Phase 1, Phase 2, Unit 5A for Winding Brook recorded under Document No. 20230131605, Official Public Records of Bexar County, Texas.

Deed Westpointe North Commons Unit 1A, Unit 1C, Unit 4A, Unit 4B, Commons Phase 1, Phase 2 for Winding Brook recorded under Document No. 20220222596, Official Public Records of Bexar County, Texas.

Deed Westpointe North Commons Phase 1 for Winding Brook recorded under Document No. 20230104742, Official Public Records of Bexar County, Texas.

Special Warranty Deed 5B and 5C for Winding Brook recorded under Document No. 20230019639, Official Public Records of Bexar County, Texas.

5. The name and mailing address of the Association: Winding Brook Homeowners Association, c/o Lifetime HOA Management, 18585 Sigma Rd., Ste. 104 San Antonio, TX 78258

6. The name, mailing address, telephone number and email address of the Association's Designated Representative:

Lifetime HOA Management, LLC, 18585 Sigma Rd., Ste. 104, San Antonio, TX 78258, Phone: (210) 504-8484; Email: [Contact@LifetimeHOAManagement.com](mailto:Contact@LifetimeHOAManagement.com).

7. Website where Dedicatory Instruments of the Association are located:

Website: <https://lifetimehoamanagement.com>

Homeowner must register onto the Homeowner Portal to Access.

8. Fees charged by the Association for a property transfer within the Subdivision:

Developer Pricing: Resale Certificate and Transfer Fee of \$375.00 per lot is due to Lifetime HOA Management at the closing of the sale of each lot.

Per lot is due to Lifetime HOA Management at the closing of the sale of each lot  
Owner to Owner Sale:

- Administrative Transfer Fee: \$200
- Resale Certificate Package:
  - 5 business day turn around: \$375
  - 3 business day turn around: \$375 plus Rush Fee of \$110
  - 1 business day turn around: \$375 plus Rush Fee of \$135
- Statement of Account Only:
  - 5 business day turn around: \$200
  - 3 business day turn around: \$325
  - 1 business day turn around: \$335
  - **Update for Statement of Account is Free up to 14 days.**

Capital Improvement Fee:

- \$500

Prospective purchasers are advised to independently examine the Declaration, Bylaws, Design Guidelines and all other dedicatory instruments of the Subdivision and Association prior to purchase.

*[Signature Page to follow]*

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

**Winding Brook Homeowners Association,**  
a Texas non-profit corporation

By: Heather Brown  
Name: Heather Brown  
Title: Managing Agent

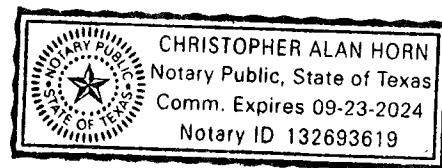
THE STATE OF TEXAS           §

COUNTY OF BEXAR           §

This instrument was acknowledged before me on 6 day of November 2023, by Heather Brown, the Managing Agent of Winding Brook Homeowners Association., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]

Christopher Alan Horn  
Notary Public Signature



**File Information**

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

**Document Number:** 20230206925  
**Recorded Date:** November 09, 2023  
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**Total Pages:** 5  
**Total Fees:** \$38.00

**\*\* 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: 11/9/2023 3:03 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk