

MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 82.116 of the Texas Property Code.
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of October 27, 2022 by Windtree Homeowners Association, Inc. a/k/a Windtree Condominiums, a Texas non-profit corporation (the "Association").

W I T N E S S E T H :

WHEREAS, the Declarant for Windtree Condominiums has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Windtree Condominiums filed of record on or about May 16, 1980 (the "Declaration") and recorded at Volume 80098, Page 1252 in the Real Property Records of Dallas County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Windtree Condominiums.

WHEREAS, the Association was duly formed on May 19, 1980, as Windtree Homeowners Association, Inc. a/k/a Windtree Condominiums.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 82 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is Windtree Condominiums.
2. Name of the Association. The name of the Association is the Windtree Homeowners Association, Inc. a/k/a Windtree Condominiums and is located at Dallas County, Texas. The mailing address for the Association is The MAC Group, 17130 Dallas Parkway, Suite 140, Dallas, TX 75248.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Dallas County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about May 16, 1980 (the "Declaration") recorded at Volume 80098, Page 1252 in the Real Property Records of Dallas County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.
5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

The MAC Group
17130 Dallas Parkway, Suite 140
Dallas, TX 75248

6. Manager of the Association. The telephone number for the manager of the Association is 469-939-4928 and the email address for the manager of the Association is info@themacgroupco.com

7. Website for the Association. The website for the Association is www.homewisedocs.com.

8. Resale Certificates: Resale Certificates may be requested by contacting The MAC Group at resales@themacgroupco.com. The cost of a Resale Certificate is as follows: \$350.00 Resale Fee payable to the MAC Group and \$200.00 Transfer Fee payable to Windtree Condos and 2 months assessments for the working capitalization fee payable to Windtree Condos.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

Windtree Homeowners Association, Inc. a/k/a Windtree Condominiums, a Texas non-profit corporation

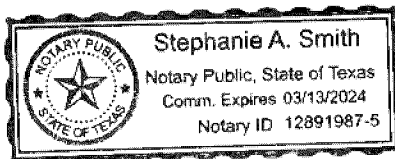
By: Renee Walters

Authorized Representative for
Windtree Homeowners Association, Inc. a/k/a
Windtree Condominiums

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 27 day of October, 2022 by Renee Walters, Authorized Representative for Windtree Homeowners Association, Inc. a/k/a Windtree Condominiums, a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



SS

Notary Public Signature

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202200281553

eRecording - Real Property

Recorded On: October 27, 2022 03:50 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

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.

File Information:

Document Number: 202200281553
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Station: CC53

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JF Warren".