

MANAGEMENT CERTIFICATE
WINDING CREEK PROPERTY OWNERS' ASSOCIATION, INC.

The undersigned, being an officer or managing agent of Winding Creek Property Owners' Association, Inc., a Texas nonprofit corporation (the "**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 Creek.
2. The name of the Association: Winding Creek Property Owners' Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: See Exhibit "A"
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: See Exhibit "A"
5. The name and mailing address of the Association: Winding Creek Property Owners' Association, Inc., c/o CCMC, 7800 North Dallas Parkway, Suite 450, Plano, Texas 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Capital Consultants Management Corporation (CCMC)
Attn: Community Manager
Mailing Address: 7800 North Dallas Parkway, Suite 450, Plano, Texas 75024
Telephone Number: (469) 246-3500
Email Address: ccmctx@ccmcnet.com

7. Website to access the Association's dedicatory instruments:
www.windingcreeklife.com
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Working Capital Assessment - \$1,000.00.

Resale Disclosure/Lien Estoppel - \$375.00.

Resale Disclosure Update - \$75.00.

Returned Payment Fee - \$30.00 for each returned item.

Resale Trustee/Lender Sale - \$375.00 per transaction.

Lender Questionnaire:

\$200.00 per questionnaire (standard format)

\$300.00 per questionnaire (custom format)

[SIGNATURE PAGE FOLLOWS]

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

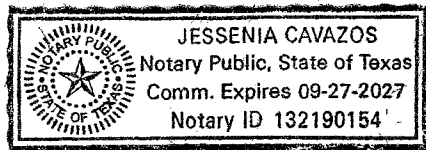
**WINDING CREEK PROPERTY OWNERS'
ASSOCIATION, INC.,** a Texas nonprofit corporation

By: [Signature]
Name: Jennifer Pineda
Title: Board President

THE STATE OF TEXAS §
 §
COUNTY OF Bexar §

This instrument was acknowledged before me on 28th day of October, 2025, by Jennifer Pineda, the Board President of Winding Creek Property Owners' Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]
Notary Public Signature

After recording return to:
WINSTEAD PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
avalides@winstead.com

EXHIBIT "A"

RECORDING DATA FOR THE SUBDIVISION

1. Winding Creek – Plat (Unit 1), recorded as Document No. 202399009339, Official Public Records of Guadalupe County, Texas
2. Winding Creek – Plat (Unit 2), recorded as Document No. 202399023048, Official Public Records of Guadalupe County, Texas
3. Winding Creek – Plat (Unit 3), recorded as Document No. 202499002877, Official Public Records of Guadalupe County, Texas
4. Winding Creek – Amending Plat (Unit 1), recorded as Document No. 202599000216, Official Public Records of Guadalupe County, Texas.
5. Winding Creek – Amending Plat (Unit 2), recorded as Document No. 202599001567, Official Public Records of Guadalupe County, Texas.

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Winding Creek – Master Covenant [Residential], recorded as Document No. 202399013959, Official Public Records of Guadalupe County, Texas.
2. Winding Creek – Development Area Declaration [Residential], recorded as Document No. 202399014017, Official Public Records of Guadalupe County, Texas.
3. Winding Creek – Community Manual, recorded as Document No. 202399014015, Official Public Records of Guadalupe County, Texas.
4. Winding Creek – Adoption of Working Capital Assessment, recorded as Document No. 202399014018, Official Public Records of Guadalupe County, Texas.
5. Winding Creek – Notice of Applicability [Residential] [Unit 1], recorded as Document No. 202399013959, Official Public Records of Guadalupe County, Texas.
6. Winding Creek – Notice of Applicability [Residential] [Unit 2], recorded as Document No. 202399029216, Official Public Records of Guadalupe County, Texas.
7. Winding Creek – Supplement to Community Manual, recorded as Document No. 202399021566, Official Public Records of Guadalupe County, Texas.
8. Winding Creek – Notice of Designation of Common Area, recorded as Document No. 202399027990, Official Public Records of Guadalupe County, Texas.

9. Winding Creek – Notice of Applicability [Residential] [Unit 3], recorded as Document No. 202499003399, Official Public Records of Guadalupe County, Texas.
10. Winding Creek – Supplement to the Community Manual (Pool Rules), recorded as Document No. 202599000669, Official Public Records of Guadalupe County, Texas.
11. Winding Creek – Supplemental Policies (2025 Legislative Updates), recorded as Document No. 202599022030, Official Public Records of Guadalupe County, Texas.
12. Winding Creek – Design Guidelines, recorded as Document No. 202599015594, Official Public Records of Guadalupe County, Texas.

202599027244

I certify this instrument was ELECTRONICALLY FILED
and RECORDED in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
10/29/2025 11:26:33 AM PAGES: 5 LEAH
TERESA KIEL, COUNTY CLERK



Teresa Kiel