

Denton County  
Juli Luke  
County Clerk

---

Instrument Number: 150650

ERecordings-RP

NOTICE

Recorded On: August 19, 2021 11:35 AM

Number of Pages: 3

---

" Examined and Charged as Follows: "

Total Recording: \$34.00

---

\*\*\*\*\* 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: 150650  
Receipt Number: 20210819000385  
Recorded Date/Time: August 19, 2021 11:35 AM  
User: Terri B  
Station: Station 20

**Record and Return To:**

Simplifile



STATE OF TEXAS  
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

STATE OF TEXAS           §  
  §  
COUNTY OF DENTON       §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE FOR  
WINDHAVEN CROSSING TOWNHOME OWNER'S ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made on behalf of WINDHAVEN CROSSING TOWNHOME OWNER'S ASSOCIATION, INC., a Texas non-profit corporation (the "Association").

WITNESSETH:

**WHEREAS**, that certain Declaration of Covenants, Conditions and Restrictions for Windhaven Crossing Townhome Owners Association, Inc. (the "Declaration"), was filed on August 3, 2016, and is recorded as Instrument No. 20160802000527 in the Official Public Records of Denton County, Texas, which Declaration, as supplemented or amended, is incorporated herein for all purposes.

**WHEREAS**, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

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

1.     **Name of the Subdivisions.** The subdivision is known generally as Windhaven Crossing Townhome Owners Association, Inc., and the plats for said subdivision are denominated as follows: Windhaven Crossing Addition, phase A section 1, phase A section 2, phase B section 1, phase B section 2.
  
2.     **Name and Mailing Address of the Association.** The name of the Association is Windhaven Crossing Townhome Owners Association, Inc., The mailing address for the Association is 1512 Crescent Dr. Suite 112 Carrollton, TX 75006.
  
3.     **Recording Data for the Subdivision.** The recording data for each plat in the subdivision is described as instrument No. 2015-473, 2017-191, 2015-474, 2017-192 in the Official Public Records of Denton County, Texas. 2017-191 as amended by instruments recorded as instrument No.2019-403 in the Official Public Records of Denton County, Texas.
  
4.     **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. 20160802000527 in the Official Public Records of Denton County, Texas.
  
5.     **Name of and Contact Information for the Managing Agent of the Association.** The Association's managing agent is Essex Association Management L.P., 1512 Crescent Dr.

Suite 112 Carrollton, TX 75006.; telephone 972-428-2030; facsimile 469-342-8205; and email Ron@essexhoa.com.

6. **Website.** The Association's website may be found at www.windhavencrossingtownhomes.com

7. **Fees Due Upon Property Transfer.** The maximum fees to be charged relating to a property transfer are: (i) \$375 as resale disclosure/estoppel fee; (ii) The maximum fee to be charged for transfer is \$450; (iii) The maximum resale fees to be charged for a resale certificate/estoppel update; is \$75; (iv) The maximum fees to be charged for a rush fee is \$200; (v) The maximum fees to be charged for a Lender Questionnaire – Standard is \$225; (vi) The maximum fees to be charged for a Lender Questionnaire – Custom is \$275; (vii) a maximum fee of \$2,500 Working Capital/Reserve Fee; and (viii) a maximum fee of \$450 transfer fee following a trustee sale or foreclosure.

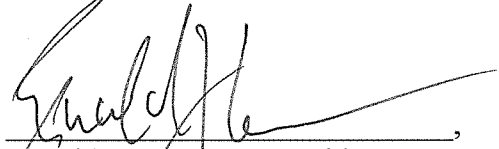
8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o Abby@essexhoa.com.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code, and serves to replace all Management Certificates previously filed by the Association.

**ASSOCIATION:**

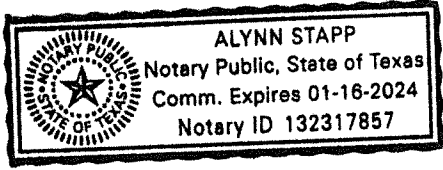
**WINDHAVEN CROSSING TOWNHOME OWNERS ASSOCIATION, INC.**

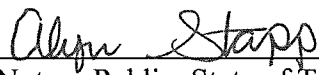
a Texas non-profit corporation

By:   
Ronald J. Corcoran, President,  
Essex Association Management L.P.,  
Its Managing Agent

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS     §

This instrument was acknowledged before me on the 18 day of August, 2021, by Ronald J. Corcoran, President of Essex Association Management L.P., the Managing Agent for the Managing Agent for Windhaven Crossing Townhome Owners Association, Inc., a Texas non-profit corporation.



  
Notary Public, State of Texas