RP-2021-485607
08/25/2021 ER $22.00

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
FOR
WINDWATER VILLAGE CIVIC ASSOCIATION

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

The undersigned, being the Managing Agent of Windwater Village Civic Association, a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Windwater Village Civic Association:

1. Name of Townhomes: Windwater Village.

2. Name of Association: Windwater Village Civic Association.

3. Recording Data for the Subdivision and Recording Data of the Declaration:

   a. Windwater Village, a subdivision in Harris County, Texas, according to the maps or plats recorded under Volume 424, Page 20 and Volume 565, Page 63 in the Map Records of Harris County, Texas.
   b. Declaration of Restrictions filed October 9, 1973, in the Official Public Records of Real Property of Harris County, Texas, under Film Code No. 168-38-1372 and County Clerk's File No. D995004.
   c. Amended Declaration of Restrictions, filed February 25, 1977, in the Official Public Records of Real Property of Harris County, Texas, under Film Code No. 159-15-0052 and County Clerk's File No. F055905.
   d. Declaration of Covenants, Conditions and Restrictions, filed November 30, 1999, County Clerk's File No. 0099559 and Film Code Number 529-35-3019.

4. Name and Mailing Address of the Association: Windwater Village Civic Association c/o Genesis Community Management, Inc., 9700 Richmond Avenue, Suite 160, Houston, Texas 77042.

5. Name and Mailing Address of Person Managing the Association or Its Designated Representative: Genesis Community Management, Inc., 9700 Richmond Avenue, Suite 160, Houston, Texas 77042.

6. Telephone Number to Contact the Association: 713-953-0808.

7. Email Address to Contact the Association: Natalie@GenesisCommunity.com

8. The Association's website may be found at: www.GenesisCommunity.com

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9. Fees charged by the Association upon the sale or transfer of Property:
   a. Resale Certificate: $275.00 or more, not to exceed the maximum allowable rate.
   b. Updated Resale Certificate: $75.00.
   c. Rush Fee for Resale Certificate: $50.00.
   d. Printed Legal Documentation Fee: $25.00.
   e. Transfer Fee: $300.00.
   f. Refinance Fee: $150.00.
   g. Quote Fee: $25.00.

Executed on this the 24th day of August 2021.

WINDWATER VILLAGE CIVIC ASSOCIATION

By: _____
Carl Debarbieris, Managing Agent

THE STATE OF TEXAS §
§ **ACKNOWLEDGMENT**
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this the 24th day of August, 2021 personally appeared Carl Debarbieris, Managing Agent of Windwater Village Civic Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

TERRI THARP
Notary Public, State of Texas
Comm. Expires 02-12-2024
Notary ID 11866466

_____
Notary Public in and for the State of Texas

E-RECORDED BY:

SEARS BENNETT & GERDES, LLP
6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479

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e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees $22.00

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RECORDERS MEMORANDUM
This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.

COUNTY CLERK
HARRIS COUNTY, TEXAS