RP-2024-143005
04/22/2024 ER $33.00

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
FOR
WINCHESTER COUNTRY MAINTENANCE ASSOCIATION

THE STATE OF TEXAS §
COUNTY OF HARRIS §

The undersigned, being the representative of **Winchester Country Maintenance Association** (hereinafter the "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 Association.

1. **Name and Recording Data of Subdivision Plats** (Official Public Records of Harris County):
Winchester Country, Section One: Harris County Clerk's File No. G863544
Winchester Country, Section Two: Harris County Clerk's File No. H374595
Winchester Country, Section Three: Harris County Clerk's File No. K298754
Winchester Country, Section Six: Harris County Clerk's File No. H265979
Winchester Country, Section Seven: Harris County Clerk's File No. H924150
Winchester Country, Section Nine: Harris County Clerk's File No. J897708

2. **Name of Association:**
The name of the Association is **Winchester Country Maintenance Association** .

3. **Recording Data for the Declaration(s)** (Official Public Records of Harris County):

Declaration of Covenants, Conditions and Restrictions Winchester Country, Section One – Harris County Clerk's File No. G885047.

Declaration of Covenants, Conditions and Restrictions Winchester Country, Section Two – Harris County Clerk's File No. H442735.

Declaration of Covenants, Conditions and Restrictions Winchester Country, Section Three – Harris County Clerk's File No. K300096.

Declaration of Covenants, Conditions and Restrictions Winchester Country, Section Six – Harris County Clerk's File No. H249364.

Declaration of Covenants, Conditions and Restrictions Winchester Country, Section Seven – Harris County Clerk's File No. H998343.

Amended Declaration of Covenants, Conditions and Restrictions Winchester Country, Section Seven – Harris County Clerk's File No. J762531.

Declaration of Covenants, Conditions and Restrictions Winchester Country, Section Nine – Harris County Clerk's File No. J953577.

Amendment to the Declaration of Restrictions – Harris County Clerk's File No. RP-2024-142049/

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4. **Association Information:**

The contact information for the association is as follows:

Winchester Country Maintenance Association
c/o Sterling Association Services, Inc.
6842 N. Sam Houston Pkwy. W.
Houston, TX 77064

5. **Designated Representative Information:**

The contact information for the person or entity managing the association is as follows:

Sterling Association Services, Inc.
c/o Sterling ASI Conveyance Department
6842 N. Sam Houston Pkwy. W.
Houston, TX 77064
Phone Number: (832) 678-4500
Website: https://sterlingasi.net/
Email: servicedesk@sterlingasi.com

6. **Fees Related to Property Transfer:**

Resale Certificate:	$125.00
Transfer Fee:	$250.00
Refinance Fee:	$150.00

7. **Optional Information:**

None

Executed this the 22 day of April, 2024.

Winchester Country Maintenance Association

By Aly Long
Managing Agent

Aly Long
Print Name

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THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was **acknowledged** before me on this the 22 day of April, 2024, by Aly Long, managing agent for **Winchester Country Maintenance Association** a Texas property owners association, on behalf of said association.

AMERICA YUNCKER
Notary Public, State of Texas
Comm. Expires 03-24-2027
Notary ID 134271134

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

***Disclaimer**: Please note, this certificate only contains information as required under Tex. Prop. Code §209.004 and may not contain all of the recorded dedicatory instruments for the Association. Prospective purchasers are encouraged to independently examine the Declaration, By-Laws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.*

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e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees $33.00

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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