

7
Poamc
7.75

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
Windrose Community Association

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. **Name of the Subdivision:** Windrose
2. **Name of the Association:** Windrose Community Association
3. **Recording Data for the Subdivision:**

Oak Moss Village, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 390059 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Oak Moss Village, Section Two (2), a subdivision in Harris County, Texas, according to the Map or Plat thereof recorded under Film Code No. 398112 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Oak Moss Village, Section Three (3), a subdivision in Harris County, Texas, according to the Map or Plat thereof recorded under Film Code No. 533217 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Eagle Bend, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 390053 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Eagle Bend, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 399134 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Eagle Bend, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 451120 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any. Pinaster Point, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 390047 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Pinaster Pointe, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 399140 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Pine Lakes Promenade, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 398149 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Pine Lakes Promenade, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 437002 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Windrose Eaglewood, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 436147 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any. lee

Windrose Eaglewood, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 454018 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any. lee

Windrose Eaglewood, Section Four (4), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 451127 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any. lee

Windrose Eaglewood, Section Five (5), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 478082 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any. lee

Windrose Tract SF-13, including Lots 1 through 18, Block 1 and Restricted Reserves A, B and C, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 432021 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any. lee

Windrose Tract SF-16, including Lots 1 and 2, Block 1, Lots 1 through 20, Block 2, Lots 1 through 53, Block 3, Lots land 2, Block 4, and Lots 1 through 12, Block 5 and Restricted Reserves A, B, C, D, E, F, G, and H, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 432025 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any. lee

Windrose Auburn Ridge, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 472134 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any. lee

Windrose West, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 490110 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any. lee

Windrose West, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 499116 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any. lee

Windrose West, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 515050 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any. lee

Windrose West, Section Four (4), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 523275 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any. lee

Windrose West, Section Five (5), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 526290 of the Map Records of HP County, Texas and all amendments to or replats of said maps or plats, if any. lee

Windrose West, Section Six (6), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 530040 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any. lee

Windrose West, Section Seven (7), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 555085 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any. 1ee

Windrose West, Section Eight (8), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 531192 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any. 1ee

Windrose West, Section Nine (9), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 542045 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any. Windrose West, Section Ten (10), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 541115 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any. 1ee 1ee

Windrose West, Section Eleven (11), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 541119 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any. 1ee

Windrose West, Section Twelve (12), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 556244 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any. 1ee

Windrose West, Section Thirteen (13), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 556248 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any. 1ee

Windrose West, Section Fourteen (14), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 576205 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any. 1ee

Windrose West, Section Fifteen (15), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 570236 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any. 1ee

Wyndham Trail, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 567207 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any. 1ee

4. Recording Data for the Declaration and the Declaration Amendments:

a. Document:

- (1) Declaration of Covenants, Conditions and Restrictions for Windrose Community Association, Inc.
- (2) Amendment to Declaration of Covenants, Conditions and Restrictions for Windrose Community Association, Inc.
- (3) Supplementary Declaration of Covenants, Conditions and Restrictions for Eagle Bend, Section One (1).
- (4) Supplementary Declaration of Covenants, Conditions and Restrictions for Pinaster Pointe.
- (5) Supplementary Declaration of Covenants, Conditions and Restrictions for Windrose Community Association, Inc. Covering Oak Moss Village, Section Two.
- (6) Supplementary Declaration of Covenants, Conditions and Restrictions for Windrose Community Association, Inc., covering Eagle Bend,

Section Two.

(7) Supplementary Declaration of Covenants, Conditions and Restrictions for Windrose Community Association, Inc., covering Pinaster Pointe, Section Two.

(8) Supplementary Declaration of Covenants, Conditions and Restrictions for Windrose Community Association, Inc., covering Pine Lakes Promenade, Section One.

(9) Supplementary Declaration of Covenants, Conditions and Restrictions for Windrose Community Association, Inc., covering Promenade, Section One.

(10) Supplementary Declaration of Covenants, Conditions and Restrictions for Windrose Community Association, Inc., covering Windrose Trace SF-13.

(11) Supplementary Declaration of Covenants, Conditions and Restrictions for Windrose Community Association, Inc., covering Windrose Tract SF-16.

(12) Supplementary Declaration of Covenants, Conditions and Restrictions for Windrose Community Association, Inc., covering Pine Lakes Promenade, Section Two.

(13) Supplementary Declaration of Covenants, Conditions and Restrictions for Windrose Community Association, Inc., covering Windrose Eaglewood, Section One.

(14) Supplementary Declaration of Covenants, Conditions and Restrictions for Windrose Community Association, Inc., covering Windrose Eaglewood, Section One.

(15) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose Eagle Bend Section 3.

(16) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Covering Inc Windrose Eaglewood Section Two.

(17) Supplementary Declaration of Covenants, Conditions and Restrictions for Windrose Community Association, covering Inc., Windrose Auburn Ridge Section Three.

(18) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Covering Inc Windrose Eaglewood, Section Five.

(19) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose West, Section One.

(20) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose West, Section Two.

(21) Correction to Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose West, Section Two.

(22) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose West, Section Three.

(23) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose West, Section Four.

(24) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose West,

Section Eight (Phase I).

(25) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose West, Section Five.

(26) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose Oak Moss Village, Section Three.

(27) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose West, Section Six.

(28) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose West, Section Eleven.

(29) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose West, Section Nine.

(30) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose West, Section Ten.

(31) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose West, Section Eleven.

(32) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose West, Section Twelve.

(33) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose West, Section Seven.

(34) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose West, Section Thirteen.

(35) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose West, Section Fifteen.

(36) Supplementary Declaration of Covenants, Conditions, and Restrictions for Windrose Community Association, Inc. Covering Windrose West, Section Fourteen.

Recording Information:

- (1) Harris County Clerk's File No. 5549311.
- (2) Harris County Clerk's File No. S583809.
- (3) Harris County Clerk's File No. S549312.
- (4) Harris County Clerk's File No. S549313.
- (5) Harris County Clerk's File No. T088472.
- (6) Harris County Clerk's File No. T088474.
- (7) Harris County Clerk's File No. T088473.
- (8) Harris County Clerk's File No. T267756.
- (9) Harris County Clerk's File No. T267758.
- (10) Harris County Clerk's File No. U130981.
- (11) Harris County Clerk's File No. 0130980.
- (12) Harris County Clerk's File No. 0284015.
- (13) Harris County Clerk's File No. 0284017.

- (14) Harris County Clerk's File No. 0744520.
- (15) Harris County Clerk's File No. 0794303.
- (16) Harris County Clerk's File No. 0952858.
- (17) Harris County Clerk's File No. V110503.
- (18) Harris County Clerk's File No. V345087.
- (19) Harris County Clerk's File No. V504843.
- (20) Harris County Clerk's File No. V504844.
- (21) Harris County Clerk's File No. V666086.
- (22) Harris County Clerk's File No. V878545.
- (23) Harris County Clerk's File No. W423485.
- (24) Harris County Clerk's File No. W791500.
- (25) Harris County Clerk's File No. W858338.
- (26) Harris County Clerk's File No. W858341.
- (27) Harris County Clerk's File No. W912333.
- (28) Harris County Clerk's File No. X213388.
- (29) Harris County Clerk's File No. X311036.
- (30) Harris County Clerk's File No. X395195.
- (31) Harris County Clerk's File No. X776623.
- (32) Harris County Clerk's File No. X941844.
- (33) Harris County Clerk's File No. X968786.
- (34) Harris County Clerk's File No. Y089929.
- (35) Harris County Clerk's File No. Y273365.
- (36) Harris County Clerk's File No. 20070125055.

5. Name and Mailing Address of the HOA:

Windrose Community Association c/o SBB Management Company, LLC 12801 N. Central
Expressway Suite 1401 Dallas, TX 75243

6. Name, Mailing Address, Phone Number and Email for designated representative:

SBB Management Company, LLC
2801 N. Central Expressway
Suite 1401
Dallas, TX 75243
972-960-2800
support@sbbmanagement.com

lee

7. Website Address for Accessing Dedicatory Instruments:

www.sbbmanagement.com use the "find my community" search bar to locate the community webpage

8. Fees charged by Association related to property transfer:

- Resale Certificate- \$375.00
- Transfer Fee- \$340.00
- Resale Certificate Update Fee- \$75.00
- 1 Business Day Rush- \$360.00
- 3 Business Day Rush- \$ 260.00
- 5 Business Day Rush- \$160.00
- 7 Business Day Rush- \$ 75.00
- Amenity device deactivation fee- \$20.00

This management certificate is filed of record in Harris, Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed of record, whichever is sooner.

Vanessa Burch

20R

By Vanessa Burch, Managing Agent for Windrose Community Association
Duly Authorized Agent
Signed: March 25, 2025

STATE OF TEXAS §

§
Dallas
COUNTY OF ~~HARRIS~~ §

This Instrument was signed before me on 3/25/25 and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

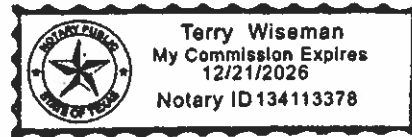
Terry Wiseman

Notary Public in and for the State of Texas

Notary Printed Name: Terry Wiseman

My Commission Expires: 12/21/2026

✓✓
AFTER RECORDING RETURN TO:
SBB Management Company, LLC
12801 N. Central Expressway
Suite 1401
Dallas, TX 75243



<Notary Stamp Above>