

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**  
**ASSOCIATION OF WOODWIND LAKES HOMEOWNERS, INC.**

STATE OF TEXAS                   §  
  §  
COUNTY OF HARRIS           §

ASSOCIATION OF WOODWIND LAKES HOMEOWNERS, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) The name of the subdivision is Woodwind Lakes.
- (2) The name of the association is Association of Woodwind Lakes Homeowners, Inc.
- (3) The subdivision is recorded in the Map or Plat Records of Harris County, Texas, as follows:
  - a. Woodwind Lakes, Section One, under Clerk’s File No. N657741;
  - b. Woodwind Lakes, Section Two, under Clerk’s File No. P539473;
  - c. Woodwind Lakes, Section Three, under Clerk’s File No. R268003;
  - d. Woodwind Lakes, Section Four, under Clerk’s File No. R555814.
- (4) The recording data for the declaration and any amendments to the declaration is as follows:
  - a. Declaration of Covenants, Conditions and Restrictions for Woodwind Lakes Section One, recorded in the Real Property Records of Harris County, Texas, under Clerk’s File No. N679732 and P768531;
  - b. Supplemental Declaration, recorded in the Real Property Records of Harris County, Texas, under Clerk’s File No. P768532;
  - c. Supplemental Declaration, recorded in the Real Property Records of Harris County, Texas, under Clerk’s File No. R529719;
  - d. Supplemental Declaration, recorded in the Real Property Records of Harris County, Texas, under Clerk’s File No. R622640;
  - e. First Amended Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Woodwind Lakes, Section Four (4), Section 4, recorded in the Real Property Records of Harris County, Texas, under Clerk’s File No. R815251.

(5) The name and mailing address of the Association is:

Association of Woodwind Lakes Homeowners, Inc.  
c/o Graham Management  
2825 Wilcrest Drive, Suite 600  
Houston, Texas 77042.

(6) The name, mailing address, telephone number, and email address of the Association's

Designated Representative is:

- a. Graham Management;
- b. 2825 Wilcrest Drive, Suite 600, Houston, Texas 77042;
- c. (713) 329-7108;
- d. [graham@grahammanagementhouston.com](mailto:graham@grahammanagementhouston.com).

(7) The Association's website address is: [www.grahammanagementhouston.com](http://www.grahammanagementhouston.com).

(8) The following fees are charged by the Association relating to a property transfer in the  
Subdivision:

- a. Resale Certificate Fee: \$375.00;
- b. Resale Certificate Update: \$75.00;
- c. Transfer Fee: \$300.00;
- d. Refinance Fee: \$275.00;
- e. Payoff Request Fee: \$125.00;
- f. Rush Fee: \$150.00;
- g. Deed Restriction Compliance/Violation Inspection Fee: \$250.00.

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Subdivision and Association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents of the Subdivision or Association, and it does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this

Management Certificate for anything other than for identifying and contacting the Association. The Association's Dedicatory Instruments are available generally for viewing online at the above listed web address, however the documents listed there also do not purport to identify every publicly recorded document affecting the Subdivision or Association either.

SIGNED THIS 30<sup>th</sup> DAY OF August, 2021.

By: Mendi Strnadel, Director, on behalf of Association of  
Woodwind Lakes Homeowners, Inc.

Mendi Strnadel

Print Name

STATE OF TEXAS                   §  
  §  
COUNTY OF HARRIS           §

BEFORE ME, the undersigned authority, on this day personally appeared Mendi Strnadel, a director of Association of Woodwind Lakes Homeowners, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 30<sup>th</sup> day of August, 2021.

Carmen Reyes  
Notary Public, State of Texas

