

Kaufman County
Laura Hughes
County Clerk

Instrument Number: 2021-0035422

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FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
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STATE OF TEXAS
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Maribel Vazquez, Deputy

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.

Record and Return To:

SILVER STAR TITLE, LLC DBA SENDERA TITLE
1409 SUMMIT AVENUE
FORT WORTH, TX 76102



STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
WINDMILL FARMS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this “*Certificate*”) is made on behalf of WINDMILL FARMS ASSOCIATION, INC., a Texas non-profit corporation (the “*Association*”).

W I T N E S S E T H:

WHEREAS, that certain Master Declaration of Covenants, Conditions and Restrictions for Windmill Farms (the “*Declaration*”), was filed on January 4, 2005 as Document No. 000028654, Volume 2562, Page 351-65 of 65 in the Official Public Records of Kaufman County, Texas, which Declaration, as supplemented or amended, is incorporated herein for all purposes, and that certain Declaration of Covenants, Conditions and Restrictions for Windmill Farms, Phase 1, was filed on June 4, 2001 as Document No. 08230, Volume 1738, Page 171 as further supplemented, amended, or annexed and 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 Windmill Farms Association, Inc., and the plat(s) for said subdivision are denominated as follows:

2. **Name and Mailing Address of the Association**. The name of the Association is Windmill Farms 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 follows: **Windmill Farms Association, Inc. contains property/land comprised of residential, annexed land/property, and commercial. The information provided herein may exclude certain plat information unavailable at the time of recording of this certificate. Furthermore, this certificate does not contain information on that portion of the property/land designated as commercial. Plat information is subject to change.**

BEING a tract of land situated in the S. Smith Survey, Abstract No. 450, the J.B. Davenport Survey, Abstract No. 132, the J. Heath Survey, Abstract No. 227, and the W. Boles Survey,

Abstract No. 55, Kaufman County, Texas, and being part of that certain Tract No. 1 called 429.79 acres and Tract No. 2 called 471.242 acres, conveyed to N.B. Hunt by Emily. R. Cartwright, Executrix and Trustee of the Estate and Trust of Matthew Cartwright and *the* American National Bank of Terrell. Texas, Executor and Trustee of said Estate and Trust, on December 15, 1967, and part of that certain called 549.05-acre tract. conveyed to W.B. Hunt by Henry H. Dickerson, Jr. and John Shelly *on* October 15, 1968 and recorded in Volume 518, Page 429 of the Deed Records of Kaufman County, Texas; and

Being a tract of land situated in the S. Smith Survey, Abstract Number 450 and the J. Heath Survey, Abstract Number 227, and being part of that tract of land conveyed to Lemman Development, Ltd., a Texas Limited Partnership by Special Warranty Deed recorded in Volume 1323, Page 0281, Deed Records of Kaufman County, Texas and part of that tract of land conveyed to Albite of Texas, Inc. by deed recorded in Book 1310, Page 0439, Deed Records of Kaufman County, Texas; and

Being a tract or parcel of land situated in the S. Smith Survey. Abstract No 450, Kaufman County Texas and being part of that tract of land described in a Warranty Deed from Kaufman Land Partners, LW, to Lemman Development, Ltd. as recorded in Volume 2034, Page 419 of the Official Public Records of Kaufman County, Texas, and being part of that tract of land described In a Warranty Deed from Albite of Texas, inc. to Kaufman Land Partners, Ltd. as recorded in Volume 1973, Page 552 of the Official Public Records of Kaufman County, Texas; and

Being a tract or parcel of land situated in the S. Smith Survey, Abstract No 450 and being part of that: tract of land conveyed from Kaufman Land Partners, Ltd. to Lemman Development by deed recorded in Volume 2034, Page 419, Official Public Records of Kaufman County, Teas and also being a part of tracts "A" and "O" of Volume 1310, Page 0439, Deed Records of Kaufman County, Texas; and

Being a tract or parcel of land situated in the S. Smith Survey, Abstract No 450 and being part of that react of land conveyed from Albite of Texas, Inc. to Kaufman Land Partners, Ltd. by deed recorded in Volume 1973, Page 552, Official Public Records of Kaufman County, Texas; and

Being a tract or parcel of land situated *in* the S. Smith Survey, Abstract No 450, Kaufman County Texas and being part *of* that tract of land described in a Warranty Deed from Kaufman Land Partners, Ltd. to Lemman Development, Ltd. as recorded in Volume 2034, Page 419 of the Official Public Records of Kaufman County, Texas, and being part of that tract of land described in a Warranty Deed From Albite of Texas, Inc. to Lemman Development, Ltd. as recorded in Volume 1323, Page 281 *of* the Official Public Records of Kaufman County, Texas; and

Being a tract or parcel of land situated in the S. Smith Survey, Abstract No 450 in Kaufman County, Texas and being part of a called 352.2896-acre tract of land described in a Deed to Lemman Development, Ltd., as recorded in Volume 2034, Page 419 of the Official Public Records of Kaufman County, Texas; and

All that certain lot, tract or parcel of land situated in the S. SMITH SURVEY, ABSTRACT NO. 450, the J. B. DAVENPORT SURVEY, ABSTRACT NO. 132, the D. HARRIS SURVEY, ABSTRACT

NO. 199, the J. B. WHITE SURVEY, ABSTRACT NO. 580, the W. BOLES SURVEY, ABSTRACT NO. 55, the L. PEARCE SURVEY, ABSTRACT NO. 373 and the J. HEATH SURVEY, ABSTRACT NO. 227, KAUFMAN County, Texas, and being part of that tract of land described in a Deed to Kaufman Land Partners, Ltd., as recorded in Volume 1973, Page 552 of the Official Public Records of Kaufman County, Texas, and being part of a called 1114.15 acre tract of land described in a Deed to Kaufman Land Partners, Ltd., as recorded in Volume 1973, Page 568 of the Official Public Records of Kaufman County, Texas, and also being all of a called 23.14 acre tract of land described in a Deed to Kaufman Land Partners, Ltd., as recorded in Volume 2504, Page 233 of the Official Public Records of Kaufman County, Texas; and

SAVE AND EXCEPT THE FOLLOWING TRACTS:

1. 0.5-acre tract of land excluded from the conveyance of the Third Tract, as described in a Deed from Richard H. Collins, Trustee, to Richard Wolfe, Trustee, as recorded in Volume 680, Page 705 of the Deed Records of KAUFMAN County, Texas; and
2. 10-acre tract of land described in a Deed to Lawson Techs, LLP, as recorded in Volume 2490, Page 501 of the Official Public Records of KAUFMAN County, Texas; and
3. 20.61-acre tract of land conveyed to Raymond Hegefeld per Deeds recorded in Volume 521, Page 35, Volume 852, Page 96 and Volume 1234, Page 774 of the Deed Records of Kaufman County, Texas.

-and-

All that certain lot, tract or parcel of land situated in the S. SMITH SURVEY, ABSTRACT NO. 450, and the J. HEATH SURVEY, ABSTRACT NO. 227, KAUFMAN County, Texas, and being part of those tracts of land described in a Deed to Lemman Development, Ltd., as recorded in Volume 2034, Page 419 of the Official Public Records of Kaufman County, Texas, and being part of that tract of land described In a Deed to Lenten Development, Ltd., as recorded in Volume 1323, Page 281 of the Deed Records of Kaufman County, Texas.

4. **Recording Data for the Declaration.** The original Declaration and subsequent Amendments and/or Supplements are as follows: Declarant, as successor-in-interest to Lemman Development Ltd., a Texas limited partnership ("Original Declarant") by that certain Transfer of Declarant Rights, Status and Obligations under Master Declaration of Covenants, Conditions and Restrictions for Windmill Farms recorded on February 26, 2008 in Volume 3348, Page 91, and as Instrument No. 200800003681, of the Real Property Records of Kaufman County, Texas, is the "Declarant" under that certain Master Declaration of Covenants, Conditions and Restrictions for Windmill Farms, dated as of May 25, 2001 (the "Original Master Declaration"), and filed June 4, 2001, as in Book 1737, Page 72, of the Real Property Records of Kaufman County, Texas, as amended and supplemented by (a) that certain First Amendment to the Master Declaration of Covenants, Conditions and Restrictions for Windmill Farms dated October 14, 2002, recorded in Volume 2093, Page 59 of the Official Public Records of Kaufman County, Texas, (b) that certain First Supplementary Declaration of Master Covenants, Conditions and Restrictions for Windmill Farms dated October 14, 2002, recorded in Volume 2093, Page 62 of the Official Public Records of Kaufman County, Texas, (c) that certain Second Supplementary Declaration of Master Covenants, Conditions and Restrictions for Windmill Farms dated April. 26, 2005, recorded in Volume 2631, Page 173 of the Official Public Records of Kaufman County, Texas, (d) that certain Third Supplementary Declaration of Master Covenants, Conditions and Restrictions for Windmill Farms dated November 29, 2007, recorded as Instrument No. 2007-00000319 of the Official Public Records

of Kaufman County, Texas, (e) that certain Second Amendment to the Master Declaration of Covenants, Conditions and Restrictions for Windmill Farms dated February 19, 2008, recorded as Instrument No. 2008-00003682 of the Official Public Records of Kaufman County, Texas, (f) that certain Supplemental Declaration recorded on March 6, 2013, under Instrument No. 2013-0004157 of the Official Public Records of Kaufman County, Texas, and (g) that certain Amendment to Master Declaration of Covenants, Conditions and Restrictions for Windmill Farms recorded on December 31, 2013 in Volume 4488, Page 538, and as Document No. 2013-0023374, of the Official Public Records of Kaufman County, Texas. The Original Master Declaration as amended and supplemented by the foregoing, is hereinafter referred to as the "Master Declaration."; and

WHEREAS, Declarant, as successor-in-interest to the Original Declarant by that certain Transfer of Declarant Rights, Status and Obligations under Declaration of Covenants, Conditions and Restrictions for Windmill Farms, Phase I recorded on February 26, 2008 in Volume 3348, Page 76, and as Instrument No. 2008-00003680, of the Real Property Records of Kaufman County, Texas, is the "Declarant" under that certain Declaration of Covenants, Conditions and Restrictions for Windmill Farms, Phase 1, dated as of May 25, 2001 (the "Original Phase 1 Declaration"), and filed June 4, 2001, as in Book 1738, Page 171, of the Real Property Records of Kaufman County, Texas, as amended and supplemented by (a) that certain First Amendment to the Declaration of Covenants, Conditions and Restrictions for Windmill Farms, Phase 1 dated April 17, 2002, recorded in Volume 2093, Page 55 of the Official Public Records of Kaufman County, Texas, (b) that certain First Supplementary Declaration of Covenants, Conditions and Restrictions for Windmill Farms, Phase 1 dated November 7, 2002, recorded in Volume 2093, Page 71 of the Official Public Records of Kaufman County, Texas, (c) that certain Second Supplementary Declaration of Covenants, Conditions and Restrictions for Windmill Farms, Phase I dated April 26, 2005, recorded in Volume 2631, Page 182 of the Official Public Records of Kaufman County, Texas, (d) that certain Third Supplementary Declaration of Master Covenants, Conditions and Restrictions for Windmill Farms dated November 29, 2007, recorded as Instrument No. 2007-00027897 of the Official Public Records of Kaufman County, Texas, (e) that certain Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Windmill Farms, Phase 1, dated February 19, 2008, recorded as Instrument No. 2008-00003680, and re-recorded as Instrument No. 2008-00003683 and re-dated effective as of September 18, 2008 and re-recorded on October 1, 2008 as Instrument No. 2008-00019069, all of the Official Public Records of Kaufman County, Texas, and (1) that certain Supplemental Declaration recorded on March 6, 2013, under Instrument No. 2013-0004158 of the Official Public Records of Kaufman County, Texas. The Original Phase 1 Declaration as amended and supplemented by the foregoing, is hereinafter referred to as the "Phase 1 Declaration."

Additional Amendments and Supplements as follows: First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions was recorded on August 10, 2018, as Document No. 2018-0019882, Volume 5768, Page 2; Second Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions was recorded on February 21, 2019, as Document No. 2019-0003897, Volume 5937, Page 562; and Third Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions was recorded on May 13, 2019, as Document No. 2019-0010638, Volume 6008, Page 255; and Fourth Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions

was recorded on September 6, 2019, as Document No. 2019-0021826, Volume 6130, Page 164; and Fifth Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions was recorded on April 21, 2020, as Document No. 2020-0010411, Volume 6377, Page 600; and Sixth Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions was recorded on August 3, 2020, as Document No. 2020-0022285, Volume 6523, Page 335; and Seventh Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions was recorded on January 29, 2021, as Document No. 2021-0003965, Volume 6812, Page 499.

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.essexhoa.com.

7. **Fees Due Upon Property Transfer.** The maximum Fees to be charged relating to a property transfer are: (i) \$375 as maximum resale disclosure/estoppel fee; (ii) \$75 for maximum resale certificate/estoppel update; (iii) \$250 maximum rush fee; (iv) \$225 for Lender Questionnaire – Standard; (v) \$275 for Lender Questionnaire – Custom; (vi) \$2500 maximum Working Capital/Reserve Fee; and (vii) \$450 maximum transfer fee for each resale processed and/or or following a trustee sale or foreclosure.

8. **Resale Certificates.** Resale Certificates may be requested by submitting an online request at www.essexhoa.com, from the Association's website, or by contacting abby@essexhoa.com.

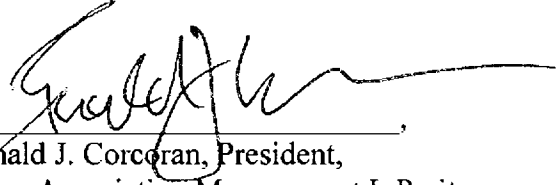
IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code, and serves to replace all Management Certificates previously filed by the Association.

[SIGNATURE AND NOTARY PAGE ON PAGE 6]

ASSOCIATION:

**WINDMILL FARMS
ASSOCIATION, INC.**

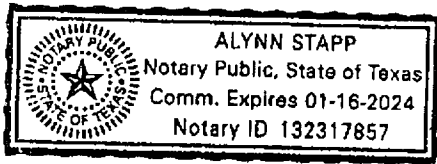
a Texas non-profit corporation


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 30 day of August, 2021,
by Ronald J. Corcoran, President of Essex Association Management L.P., the Managing Agent for
Windmill Farms Association, Inc., a Texas non-profit corporation.





Notary Public, State of Texas