

Denton County  
Juli Luke  
County Clerk

---

**Instrument Number:** 200305

ERecordings-RP

CERTIFICATE

Recorded On: November 01, 2021 12:17 PM

Number of Pages: 9

---

**" Examined and Charged as Follows: "**

Total Recording: \$58.00

---

**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

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.

**File Information:**

Document Number: 200305  
Receipt Number: 20211101000365  
Recorded Date/Time: November 01, 2021 12:17 PM  
User: Lisa V  
Station: Station 38

**Record and Return To:**

Simplifile



STATE OF TEXAS  
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

**SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE OF  
WINDSONG RANCH COMMUNITY ASSOCIATION, INC.**

The undersigned, being an officer of Windsong Ranch Community Association, Inc., a Texas nonprofit corporation, and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain Amended and Restated Management Certificate of Windsong Ranch Community Association, Inc., recorded as Document No. 2021-76326, in the Official Public Records of Denton County, Texas

1. The name of the subdivision: Windsong Ranch.
2. The name of the association: Windsong Ranch Community Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: Any portions of the Property described on Exhibit "A" to that certain Windsong Ranch – Master Covenant, recorded as Document No. 2014-20239, Official Public Records of Denton County, Texas (the "Covenant"), made subject to the Master Covenant by the Recordation of a Notice of Applicability.
4. The recording data for the declaration: The recording data for the Covenant and any amendments and supplements thereto, are more particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the association: Windsong Ranch Community Association, Inc.; c/o Capital Consultant Management Company (CCMC), 7800 N. Dallas Parkway, Suite 450, Plano, TX 75024.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Capital Consultant Management Company (CCMC)
Mailing Address:	7800 N. Dallas Parkway, Suite 450, Plano, TX 75024
Telephone Number:	972-347-9270
Email Address:	<a href="mailto:ccmctx@ccmnet.com">ccmctx@ccmnet.com</a>

7. Website to access the association's dedicatory instruments: [www.windsongcommunity.com](http://www.windsongcommunity.com).
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Community Enhancement Fee - 0.3% of the gross purchase price

Working Capital Assessment (All Lots and Condominium Units) – 4 months of Regular Assessments for current fiscal year

Working Capital Assessment (Lots in Phase 2C-1) – 4 months of Regular Assessments for current fiscal year + 4 months of Service Area Assessments for current fiscal year)

Working Capital Assessment (Townhome Lots in Phase 2C-2) – 4 months of Regular Assessments for current fiscal year + 4 months of Service Area Assessments attributable to the Phase 2C Service Area for current fiscal year)

Resale Disclosure and Lien Estoppel Fee - \$345.00

No Title Sale - \$125.00

Resale Trustee/Lender Sale - \$125.00

Lender Questionnaire Fee-Standard - \$50.00

Lender Questionnaire Fee-Custom - \$150.00

Refinance/Lien Estoppel Update - \$50.00

Rush Fee - \$100.00

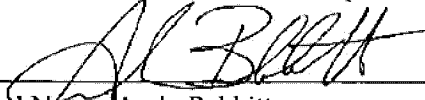
The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

*[SIGNATURE PAGE FOLLOWS]*

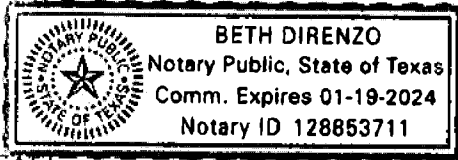
This Certificate is effective as of the date this instrument is Recorded.

**WINDSONG RANCH COMMUNITY  
ASSOCIATION, INC.,** Texas nonprofit corporation

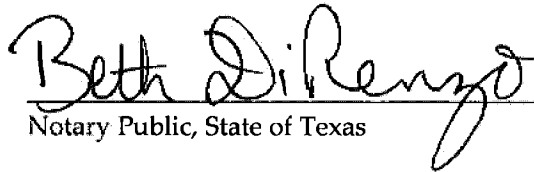
By:   
Printed Name: Andy Babbitt  
Title: Managing Agent

STATE OF TEXAS           §  
  §  
COUNTY OF DENTON     §

BEFORE ME, the undersigned notary public, on this 1<sup>st</sup> day of November, 2021 personally appeared Andy Babbitt, Division President of Capital Consultant Management Company, Managing Agent for Windsong Ranch Community Association, Inc., 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.



[SEAL]

  
Notary Public, State of Texas

**ATTACHMENT 1**

**RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS**

1. Windsong Ranch Master Covenant [Residential], recorded as Document No. 2014-20239, Official Public Records of Denton County, Texas.
2. Windsong Ranch Development Area Declaration [Residential], recorded as Document No. 2014-20637, Official Public Records of Denton County, Texas.
3. Windsong Ranch Amended and Restated Community Enhancement Covenant, recorded as Document No. 2015-16009, Official Public Records of Denton County, Texas.
4. Windsong Ranch Amended and Restated Development Design Guidelines, recorded as Document No. 2021-21467, Official Public Records of Denton County, Texas.
5. Windsong Ranch Notice of Applicability [Residential] [Phases 1A and 1B], recorded as Document No. 2014-65856, Official Public Records of Denton County, Texas.
6. Windsong Ranch Village Design Guidelines [Phase 1A], recorded as Document No. 2014-65882, Official Public Records of Denton County, Texas.
7. Windsong Ranch Village Design Guidelines [Phase 1B], recorded as Document No. 2014-65883, Official Public Records of Denton County, Texas.
8. Windsong Ranch Notice of Applicability [Phase 2A], recorded as Document No. 2014-118824, Official Public Records of Denton County, Texas.
9. Windsong Ranch Amended and Restated Village Design Guidelines [Phase 2A], recorded as Document No. 2016-31899, Official Public Records of Denton County, Texas.
10. Windsong Ranch Notice of Applicability [Phase 3B], recorded as Document No. 2015-16635, Official Public Records of Denton County, Texas.
11. Windsong Ranch Second Amended and Restated Village Design Guidelines [Phase 3B], recorded as Document No. 2015-61308, Official Public Records of Denton County, Texas.
12. Windsong Ranch Development Area Declaration [Phase 3A Residential], recorded as Document No. 2015-55927, Official Public Records of Denton County, Texas.
13. Windsong Ranch Notice of Applicability [Phase 3A-1], recorded as Document No. 2015-56040, Official Public Records of Denton County, Texas.
14. Windsong Ranch Village Design Guidelines [Phase 3A-1], recorded as Document No. 2015-56400, Official Public Records of Denton County, Texas.
15. Windsong Ranch Second Amended and Restated Residential Modification Design Guidelines, recorded as Document No. 2021-2547, Official Public Records of Denton County, Texas.

16. Windsong Ranch Amended and Restated Adoption of Working Capital Assessment, recorded as Document No. 2016-1571, Official Public Records of Denton County, Texas.
17. Windsong Ranch Amended and Restated Community Manual, recorded as Document No. 2016-1572, Official Public Records of Denton County, Texas.
18. Windsong Ranch Notice of Applicability [Phase 1C], recorded as Document No. 2016-27924, Official Public Records of Denton County, Texas.
19. Windsong Ranch Village Design Guidelines [Phase 1C], recorded as Document No. 2016-27926, Official Public Records of Denton County, Texas.
20. Windsong Ranch Notice of Applicability [Phase 2E], recorded as Document No. 2016-27925, Official Public Records of Denton County, Texas.
21. Windsong Ranch Village Design Guidelines [Phase 2E], recorded as Document No. 2016-27927, Official Public Records of Denton County, Texas.
22. Windsong Ranch Notice of Applicability [Phase 2D-1], recorded as Document No. 2016-69475, Official Public Records of Denton County, Texas.
23. Windsong Ranch Village Design Guidelines [Phase 2D-1], recorded as Document No. 2016-69476, Official Public Records of Denton County, Texas.
24. Windsong Ranch Notice of Applicability [Phase 2B], recorded as Document No. 2016-69716, Official Public Records of Denton County, Texas.
25. Windsong Ranch Village Design Guidelines [Phase 2B], recorded as Document No. 2016-69717, Official Public Records of Denton County, Texas.
26. Windsong Ranch Development Area Declaration [Phase 2C Townhomes], recorded as Document No. 2016-84113, Official Public Records of Denton County, Texas.
27. Windsong Ranch First Amendment to Development Area Declaration [Phase 2C Townhomes], recorded as Document No. 2019-51192, Official Public Records of Denton County, Texas.
28. Windsong Ranch Notice of Applicability [Phase 2C Townhomes] Phase 2C-1, recorded as Document No. 2016-84384, Official Public Records of Denton County, Texas.
29. Windsong Ranch Adoption of Supplemental Working Capital Assessment [Phase 2C-1], recorded as Document No. 2016-84478, Official Public Records of Denton County, Texas.
30. Windsong Ranch Notice of Designation of Special Common Area [Phase 2C-1], recorded as Document No. 2016-86168, Official Public Records of Denton County, Texas.
31. Windsong Ranch Limited Notice of Applicability and Amendment to Windsong Ranch Master Covenant [Daycare Tract], recorded as Document No. 2016-87185, Official Public Records of Denton County, Texas.

ATTACHMENT 1 – Page 2

SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
WINDSONG RANCH COMMUNITY ASSOCIATION, INC.

32. Windsong Ranch Development Area Declaration [Daycare Tract], recorded as Document No. 2016-87393, Official Public Records of Denton County, Texas.
33. Windsong Ranch Notice of Applicability [Phase 3A Residential] Phase 3A-2, recorded as Document No. 2016-95299, Official Public Records of Denton County, Texas.
34. Windsong Ranch Village Design Guidelines [Phase 3A-2], recorded as Document No. 2016-95300, Official Public Records of Denton County, Texas.
35. Windsong Ranch Notice of Applicability [Phase 4A], recorded as Document No. 2016-95562, Official Public Records of Denton County, Texas.
36. Windsong Ranch Village Design Guidelines [Phase 4A], recorded as Document No. 2016-104377, Official Public Records of Denton County, Texas.
37. Windsong Ranch Notice of Applicability [Phase 4B], recorded as Document No. 2016-157926, Official Public Records of Denton County, Texas.
38. Windsong Ranch Village Design Guidelines [Phase 4B], recorded as Document No. 2016-157927, Official Public Records of Denton County, Texas.
39. Windsong Ranch Notice of Applicability [Phase 2D-2], recorded as Document No. 2018-18971, Official Public Records of Denton County, Texas.
40. Windsong Ranch Village Design Guidelines [Phase 2D-2], recorded as Document No. 2018-18972, Official Public Records of Denton County, Texas.
41. Windsong Ranch Notice of Applicability [Phase 3C], recorded as Document No. 2018-74725, Official Public Records of Denton County, Texas.
42. Windsong Ranch Village Design Guidelines [Phase 3C], recorded as Document No. 2018-74726, Official Public Records of Denton County, Texas.
43. Assignment of Declarant Rights under the Governance Documents, recorded as Document No. 2018-89732, Official Public Records of Denton County, Texas.
44. Windsong Ranch Notice of Applicability [Phase 4D], recorded as Document No. 2018-99507, Official Public Records of Denton County, Texas.
45. Windsong Ranch Village Design Guidelines [Phase 4D], recorded as Document No. 2018-99508, Official Public Records of Denton County, Texas.
46. Windsong Ranch Notice of Applicability [Phase 4C], recorded as Document No. 2018-100652, Official Public Records of Denton County, Texas.
47. Windsong Ranch Village Design Guidelines [Phase 4C], recorded as Document No. 2018-100653, Official Public Records of Denton County, Texas.

48. Windsong Ranch Notice of Applicability [Windsong Ranch Phase 4E], recorded as Document No. 2019-15929, Official Public Records of Denton County, Texas.
49. Windsong Ranch Village Design Guidelines [Windsong Ranch Phase 4E], recorded as Document No. 2019-15940, Official Public Records of Denton County, Texas.
50. Windsong Ranch Notice of Applicability [Windsong Ranch Phase 1D], recorded as Document No. 2019-33576, Official Public Records of Denton County, Texas.
51. Windsong Ranch Village Design Guidelines [Windsong Ranch Phase 1D], recorded as Document No. 2019-35303, Official Public Records of Denton County, Texas.
52. Windsong Ranch Adoption of Supplemental Working Capital Assessment [Phase 2C-2], recorded as Document No. 2019-150799, Official Public Records of Denton County, Texas
53. Windsong Ranch Notice of Applicability [Windsong Ranch Phase 2C-2 Townhomes], recorded as Document No. 2019-150647, Official Public Records of Denton County, Texas.
54. Windsong Ranch Notice of Applicability [Single Family Lots – Phase 2C-2], recorded as Document No. 2019-150646, Official Public Records of Denton County, Texas.
55. Windsong Ranch Supplemental Notice of Designation of Special Common Area [Phase 2C-2 Townhomes], recorded as Document No. 2019-150800, Official Public Records of Denton County, Texas.
56. Windsong Ranch Notice of Applicability [Windsong Ranch Phase 5A], recorded as Document No. 2019-157668, Official Public Records of Denton County, Texas.
57. Windsong Ranch Village Design Guidelines [Windsong Ranch Phase 5A], recorded as Document No. 2019-157669, Official Public Records of Denton County, Texas.
58. Windsong Ranch Notice of Applicability [Windsong Ranch Phase 5B], recorded as Document No. 2019-157670, Official Public Records of Denton County, Texas.
59. Windsong Ranch Village Design Guidelines [Windsong Ranch Phase 5B], recorded as Document No. 2019-157671, Official Public Records of Denton County, Texas.
60. Landscape and Trail Maintenance Agreement, recorded as Document No. 2020-38744, Official Public Records of Denton County, Texas.
61. Memorandum of Education Fund Agreement, recorded as Document No. 2020-117614, Official Public Records of Denton County, Texas.
62. Windsong Ranch Notice of Applicability [Windsong Ranch Phase 5C], recorded as Document No. 2020-131496, Official Public Records of Denton County, Texas.
63. Windsong Ranch Village Design Guidelines [Windsong Ranch Phase 5C], recorded as Document No. 2020-131764, Official Public Records of Denton County, Texas.



64. Windsong Ranch Notice of Applicability [Windsong Ranch Phase 5D], recorded as Document No. 2020-168867, Official Public Records of Denton County, Texas.
65. Windsong Ranch Village Design Guidelines [Windsong Ranch Phase 5D], recorded as Document No. 2020-168868, Official Public Records of Denton County, Texas.
66. Windsong Ranch Notice of Applicability [Windsong Ranch Phase 3D], recorded as Document No. 2020-21677, Official Public Records of Denton County, Texas.
67. Windsong Ranch Village Design Guidelines [Windsong Ranch Phase 3D], recorded as Document No. 2020-21678, Official Public Records of Denton County, Texas.
68. Windsong Ranch Notice of Applicability [Windsong Ranch Phase 6B], recorded as Document No. 2021-60591, Official Public Records of Denton County, Texas.
69. Windsong Ranch Village Design Guidelines [Windsong Ranch Phase 6B], recorded as Document No. 2021-60592, Official Public Records of Denton County, Texas.
70. Windsong Ranch Notice of Applicability [Windsong Ranch Phase 6C], recorded as Document No. 2021-60594, Official Public Records of Denton County, Texas.
71. Windsong Ranch Village Design Guidelines [Windsong Ranch Phase 6C], recorded as Document No. 2021-60593, Official Public Records of Denton County, Texas.
72. Windsong Ranch Supplement to Amended and Restated Community Manual, recorded as Document No. 2018-3157, Official Public Records of Denton County, Texas.
73. Windsong Ranch Supplement to Amended and Restated Community Manual, recorded as Document No. 2018-24142, Official Public Records of Denton County, Texas.
74. Windsong Ranch Supplement to Amended and Restated Community Manual, recorded as Document No. 2018-64427, Official Public Records of Denton County, Texas.
75. Windsong Ranch Fourth Supplement to Amended and Restated Community Manual, recorded as Document No. 2021-190183, Official Public Records of Denton County, Texas.
76. Windsong Ranch Second Amended and Restated Adoption of Working Capital Assessment, recorded as Document No. 2021-191110, Official Public Records of Denton County, Texas.
77. Windsong Ranch Amended and Restated Adoption of Supplemental Working Capital Assessment [Phase 2C-1], recorded as Document No. 2021-191111, Official Public Records of Denton County, Texas.
78. Windsong Ranch Amended and Restated Adoption of Supplemental Working Capital Assessment [Phase 2C-2], recorded as Document No. 2021-191112, Official Public Records of Denton County, Texas.