

## **MANAGEMENT CERTIFICATE**

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned gives notice that WyndSOR Pointe Homeowners Association, Inc. ("Association") is managing the Association:

1. Name of the Subdivision: WyndSOR Pointe
2. Name of the Association: WyndSOR Pointe Homeowners Association, Inc.
3. Recording data for the Subdivision:  
WyndSOR Pointe, according to the plat recorded in Volume 4126, Page 1147,  
Official Public Records of Collin County, Texas.
4. Recording data for the Declaration and Declaration amendments:  
Documents 20070810001117070, 20160712000884110, 20210226000381610,  
20170801001012420, 20190619000707980, 20150428000478050, 20210203000237950,  
20070815001136430, Official Public Records of Collin County, Texas.
5. Name and mailing address of the Association: WyndSOR Pointe Homeowners Association, Inc.  
c/o David Glatstein, 6097 Westchester Lane, Frisco, Texas 75034-5784
6. Name, mailing address, phone number and email address for designated representative:  
David Glatstein  
6097 Westchester Lane  
Frisco, Texas 75034-5784  
Telephone 214.334.4138  
Email davidglatstein@gmail.com
7. Website address where all dedicatory instruments can be found:  
<https://www.wyndSORpointehoa.com/>
8. Fees charged by Association related to a property transfer:  
Resale Certificate: \$375  
Resale Certificate Update: \$75  
Compliance Inspection Fee (optional): \$150  
Transfer: \$275  
Rush Fees to expedite Resale Certificate delivery in advance of 10 business days  
requirement:  
1 business day: \$350  
3 business days: \$250  
5 business days: \$150  
7 business days: \$100

This Management Certificate is filed of record in Collin County, Texas by 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.

*David Glatstein*

By: David Glatstein, President of the Association  
Signed: January 3, 2023

STATE OF TEXAS

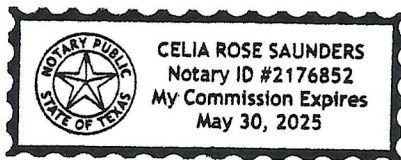
COUNTY OF COLLIN

This instrument was signed before me on January 3, 2023, and it was acknowledged that this instrument was signed by David Glatstein for the purposes and intent herein.

*Celia Rose Saunders*

Notary Public in and for the State of Texas

Notary Printed Name: Celia Rose Saunders My Commission Expires: May 30, 2025



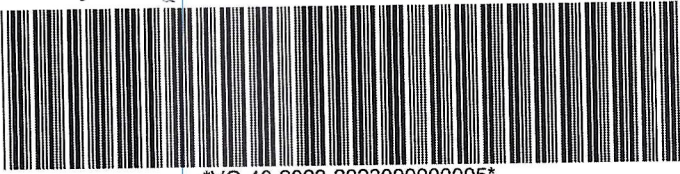
After recording

Return to

David Glatstein

6097 Westhester Lane

Frisco, Texas 75034-5784



\*VG-48-2023-2023000000005\*

**Collin County**  
**Honorable Stacey Kemp**  
**Collin County Clerk**

**Instrument Number:** 2023000000005

Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: January 03, 2023 09:08 AM

Number of Pages: 3

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

Total Recording: \$30.00

\*\*\*\*\* **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: 2023000000005  
Receipt Number: 20230103000094  
Recorded Date/Time: January 03, 2023 09:08 AM  
User: Matthew M  
Station: Station 10

**Record and Return To:**

DAVID GLATSTEIN  
6097 WESTCHESTER LANE  
  
FRISCO TX 75034



**STATE OF TEXAS**  
**Collin County**

**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 Public Records of Collin County, Texas**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX