



**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
FOR
WINCHESTER COUNTRY MAINTENANCE ASSOCIATION**

THE STATE OF TEXAS §
COUNTY OF HARRIS §

The undersigned, being the representative of Winchester Country Maintenance Association (hereinafter the "Association"), a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any prior Management Certificate filed by the Association.

1. Name of Association:

The name of the Association is Winchester Country Maintenance Association

2. Name of Subdivision(s):

The name of the Association is Winchester Country Maintenance Association

3. Name and Recording Data of Subdivision Plats (Official Public Records of Harris County):

Winchester Country, Section One: Harris County Clerk's File No. G863544

Winchester Country, Section Two: Harris County Clerk's File No. H374595

Winchester Country, Section Three: Harris County Clerk's File No. K298754

Winchester Country, Section Six: Harris County Clerk's File No. H265979

Winchester Country, Section Seven: Harris County Clerk's File No. H924150

Winchester Country, Section Nine: Harris County Clerk's File No. J897708

4. Recording Data for the Declaration(s) (Official Public Records of Harris County):

Declaration of Covenants, Conditions and Restrictions Winchester Country, Section One –
Harris County Clerk's File No. G885047.

Declaration of Covenants, Conditions and Restrictions Winchester Country, Section Two –
Harris County Clerk's File No. H442735.

Declaration of Covenants, Conditions and Restrictions Winchester Country, Section Three –
Harris County Clerk's File No. K300096.

Declaration of Covenants, Conditions and Restrictions Winchester Country, Section Six –
Harris County Clerk's File No. H249364.

Declaration of Covenants, Conditions and Restrictions Winchester Country, Section Seven –
Harris County Clerk's File No. H998343.

Amended Declaration of Covenants, Conditions and Restrictions Winchester Country, Section
Seven – Harris County Clerk's File No. J762531.

Declaration of Covenants, Conditions and Restrictions Winchester Country, Section Nine –
Harris County Clerk's File No. J953577.

RP-2025-431748

5. **Association Information:**

The contact information and website for the association is as follows:

Winchester Country Maintenance Association

c/o Rise Association Management Group

3131 Eastside St., Suite 130

Houston, TX 77098

Office: 713-936-9200

Website: www.RiseAMG.com

6. **Designated Representative Information:**

The contact information for the person or entity managing the association is as follows:

Winchester Country Maintenance Association

c/o Jason Delgado

Rise Association Management Group

3131 Eastside St., Suite 130

Houston, TX 77098

Office: 713-936-9200

Direct: 713-339-4522

Email: Jason.Delgado@RiseAMG.com

7. **Fees Related to Property Transfer::**

Resale Certificate - \$375

Transfer Fee - \$250

Statement of Fact - \$175

Resale Certificate Update Fee - \$75

Additional Rush Fee - \$100

8. **Website address where all dedicatory instruments may be found:**

Website: www.RiseAMG.com

Executed this the 17 day of October, 2025

**Winchester Country Maintenance
Association**

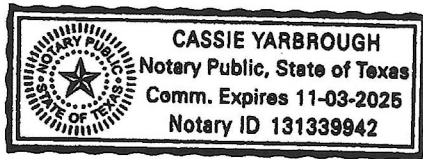
By 
Managing Agent

John Elmore
Print Name

KP-2025-431748

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this the 17 day of October, 2025, by John Elmore managing agent for Winchester Country Maintenance Association a Texas property owners association, on behalf of said association.



Cassie Yarbrough
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Disclaimer: Please note, this certificate only contains information as required under Tex. Prop. Code §209.004 and may not contain all of the recorded dedicatory instruments for the Association. Prospective purchasers are encouraged to independently examine the Declaration, By-Laws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

KP-ZUZJ-431/48

RP-2025-431748
Pages 4
10/31/2025 08:48 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2025-431748