

**MANAGEMENT CERTIFICATE
FOR
WATERSTONE ESTATES**

STATE OF TEXAS
COUNTY OF COLLIN

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KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Waterstone Estates Property Owners Association, Inc.

1. The name of the subdivision is Waterstone Estates.
2. The name of the association is Waterstone Estates Property Owners Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Waterstone Estates Phase I

Final Plate filed as Document # 2005-0175225 on 12/14/2005.

Waterstone Estates Phase II

Final Plate filed as Document # 2006-1019010004580 on 10/19/2006.

4. The recording data for the Declaration(s) follows:

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Waterstone Estates Section I, Homeowner's Association, Inc. Recorded in the Property Records of Collin County, Texas as Document # 2005-0172964 on 12/09/05.

Declaration of Covenants, Conditions and Restrictions for Waterstone Estates Section II, Homeowner's Association, Inc. Recorded in the Property Records of Collin County, Texas as Document # 2006-1019001508190 on 10/19/06.

Supplemental Filing to Covenants, Conditions and Restrictions for Waterstone Estates Property Owners Association, Recoded in the Property Records of Collin County, Texas as Document # 20081222001441520 on 12/22/2008.

Supplemental Filing to Covenants, Conditions and Restrictions for Waterstone Estates Property Owners Association, Recoded in the Property Records of Collin County, Texas as Document # 20081209001403970 on 12/09/2008.

5. Waterstone Estates Property Owners Association, Inc., in c/o RTI/Community Management Associates, Inc., (CMA) 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093.

6. The association's designated representative is RTI/Community Management Associates, Inc. (CMA), 1800 Preston Park Blvd., Suite 200, Plano, TX 75093. For association information, the phone number is 972-943-2820, the email address is closing@cmamanagement.com and the association's website is www.cmamanagement.com.
7. Fees charged in connection with a property transfer in the subdivision are:
- Resale Certificate- Routine Owner Certificate \$375, Lot Purchase by Builder \$50
 - Capital Contribution: \$2500.00 (each sale)
 - Transfer Fee: \$250
 - Foreclosure Transfer Fee: \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 26th day of December, 2024.

WATERSTONE ESTATES PROPERTY OWNERS ASSOCIATION, INC.

By: CMA, its Manager

By:

Karyn Bradley

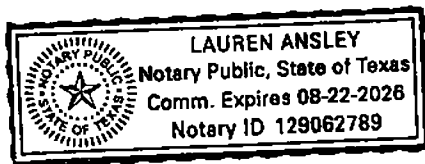
ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 26th day of December, 2024
by Karyn Bradley of CMA, Manager for Waterstone Estates Homeowner's
Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Lauren Ansley
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

CMA, Inc.
Attention: Lauren Ansley
1800 Preston Park Boulevard, Suite 200
Plano, Texas 75093

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

Instrument Number: 2024000160950

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 27, 2024 04:23 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** 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: 2024000160950
Receipt Number: 20241227000583
Recorded Date/Time: December 27, 2024 04:23 PM
User: Patricia B
Station: Station 9

Record and Return To:

CSC



**STATE OF TEXAS
COUNTY OF COLLIN**

**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