



DOC #2024076927

**MANAGEMENT CERTIFICATE
OF
TERRA VISTA AT WATERSTONE OWNERS ASSOCIATION, INC.**

The undersigned, being the Managing Agent for Terra Vista at Waterstone Owners Association, Inc., a non-profit organization (the "Association"), and in accordance with section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of Subdivision: Terra Vista
2. The name of the Association: Terra Vista at Waterstone Owners Association, Inc.
3. The recording data for the subdivision: That certain real property in Montgomery County, Texas, as described on **Exhibit "A"** to that certain Declaration of Covenants, Conditions and Restrictions for Terra Vista at Waterstone Owners Association, Inc., recorded under Document No. 2019082198 Official Public Records of Montgomery County, Texas.
4. The recording data for the declaration with any amendments and/or supplements to the declaration: The recording data for the declaration and any amendments and supplements thereto, are particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Terra Vista at Waterstone Owners Association, Inc., c/o ACMI, 12603 Louetta Rd. Suite 101, Cypress, Texas 77429.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name of Designated Representative:	Bert Williams, President ACMI
Management Company:	Williams ACMI Ventures, LP (dba ACMI)
Mailing Address:	12603 Louetta Rd. Suite 101, Cypress TX 77429
Telephone Number:	281-251-2292
Email Address:	info@acmingmt.com

7. Website to access the Association's dedicatory instruments: www.acmingmt.com.
8. Amount and description of fees related to property transfer in subdivision: The Association fees are in the following amounts:

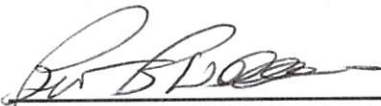
Working Capital Assessment - **100% of the annual assessment**
Transfer Fee - **\$250.00**
Resale Certificate Fee - **\$275.00**
Refinance Fee - **\$150.00**
Quote Fee- **\$13.00** each

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

{SIGNATURE PAGE FOLLOWS}

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

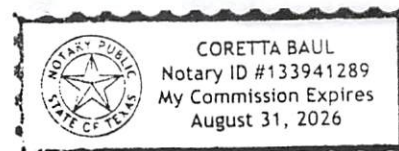
**TERRA VISTA AT WATERSTONE OWNERS
ASSOCIATION, INC.,** a Texas non-profit corporation

Signature: 
By: Bert Williams, President
ACMI

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me this 15th of July 2024 by Bert Williams of
Terra Vista at Waterstone Owners Association, Inc., a Texas non-profit corporation, on behalf of
said non-profit corporation.


Notary Public Signature



AFTER RECORDING RETURN TO:
ACMI
12603 Louetta Rd. Suite 101 ✓
Cypress, TX 77429

TERRA VISTA AT WATERSTONE OWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE

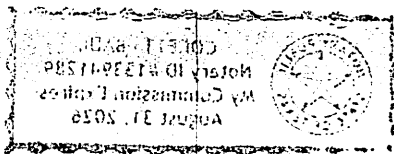


EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Terra Vista at Waterstone Owners Association, Inc., as Document No. 2019082198, Official Public Records for Montgomery County, Texas.
2. First Amendment to Declaration of Covenants, Conditions and Restrictions for Terra Vista at Waterstone Owners Association, Inc., as Document No. 2019092803, Official Public Records for Montgomery County, Texas.
3. Copies of items listed above plus additional documents are available on the ACMI website at www.acmingmt.com.

FILED FOR RECORD
08/05/2024 10:28AM



L. Brandon Steinmann

County Clerk
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was filed in the file number
sequence on the date and time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

08/05/2024



L. Brandon Steinmann

County Clerk
Montgomery County, Texas