

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**AFTER RECORDING RETURN TO:**

Judd A. Austin, Jr., Esq.  
1700 Pacific Avenue  
Suite 2700  
Dallas, Texas 75201

STATE OF TEXAS           §  
  §  
COUNTY OF TARRANT   §

**PROPERTY OWNERS' ASSOCIATION**

**MANAGEMENT CERTIFICATE FOR**

**WATERSBEND HOMEOWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of December 8, 2025, by the WatersBend Homeowners Association, Inc., a Texas non-profit corporation (the "Association").

**WITNESSETH**

WHEREAS, CL Texas L.P., a Texas limited partnership (the Declarant") has previously placed of record that certain Declaration of Covenants, Restrictions and Easements for The Fossil Park Estates (the "Original Declaration"), dated October 16, 2002, as Instrument No. D202294745, in the Official Public Records of Tarrant County, Texas.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1.     Name of the Subdivision. The name of the Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto.
2.     Name of the Association. The name of the Association is WatersBend Homeowners Association, Inc.
3.     Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.

(a) Recording Data for the Declaration. 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 more particularly described

4. Mailing Address. The current mailing address for the Association WatersBend Homeowners Association, Inc., c/o Insight Association Management, 2400 Lakeside Blvd./ Suite 550, Richardson, TX 75082. The Association's managing agent is Insight Association Management 2400 Lakeside Blvd., Suite 550, Richardson, TX, 75082, phone number (214) 494-6002, and email address [resales@insightam.com](mailto:resales@insightam.com).
5. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is [www.watersbendhoa.com](http://www.watersbendhoa.com).
6. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code and serves to take place of all Management Certificates previously filed by the Association.

**ASSOCIATION:**

WatersBend Homeowners Association,  
Inc. a Texas non-profit corporation.

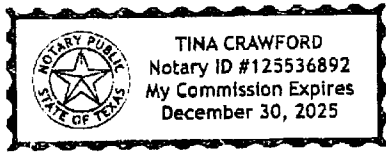
By:   
Bruce Crawford, Managing Agent

THE STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on December 8, 2025, by Bruce Crawford, Insight Association Management, Managing Agent for WatersBend Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such a corporation.

Notary Public in and for the State of Texas



*Tina Crawford*

Notary Public Signature

**Exhibit "A"****[Recording Data for the Subdivision]**

Plats of WatersBend Homeowners Association, Inc., recorded in the Map or Plat Records of  
Tarrant County

- WatersBend – Phase 1A  
Filed in Tarrant County, Texas on September 4, 2018  
Document No. D218196475
- WatersBend – Phase 1B  
Filed in Tarrant County, Texas on March 22, 2021  
Document No. D221076385
- WatersBend – Phase 1C  
Filed in Tarrant County, Texas on March 22, 2021  
Document No. D221076504
- WatersBend – Phase 1D  
Filed in Tarrant County, Texas on March 9, 2020  
Document No. D220055989
- WatersBend-Phase 2  
Filed in Tarrant County, Texas on June 3, 2025  
Document No. D205157413
- WatersBend – Phase 2A  
Filed in Tarrant County, Texas on September 10, 2025  
Document No. D218201367
- WatersBend – Phase 3  
Filed in Tarrant County, Texas on June 23, 2017  
Document No. D217143664
- WatersBend – Phase 3A/3B/10  
Filed in Tarrant County, Texas on October 3, 2023  
Document No. D223178191

- WatersBend – Phase 4  
Filed in Tarrant County, Texas on August 23, 2019  
Document No. D219190644
- WatersBend – Phase 4A  
Filed in Tarrant County, Texas on April 8, 2016  
Document No. D216072710
- WatersBend – Phase 4B  
Filed in Tarrant County, Texas on February 2, 2019  
Document No. D219021064
- WatersBend – Phase 4B  
Filed in Tarrant County, Texas on August 17, 2018  
Document No. D218184049
- WatersBend - Phase 5  
Filed in Tarrant County, Texas on April 27, 2020  
Document No. D206386267
- WatersBend – Phase 5  
Filed in Tarrant County, Texas on December 8, 2006  
Document No. D206386267
- WatersBend – Phase 6  
Filed in Tarrant County, Texas on April 28, 2020  
Document No. D220095703

**Exhibit "B"****[RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS]**

1. Declaration of Covenants, Conditions and Restrictions for Fossil Park Estates, recorded under Document No. D202294745, Official Public Records of Tarrant County, Texas.
  - (a) Supplemental Declaration of Covenants, Conditions and Restrictions for Fossil Park Estates (Fossil Park at WatersBend), recorded under Document No. D205135946, Official Public Records of Tarrant County, Texas.
  - (b) Second Supplemental Declaration of Covenants, Conditions and Restrictions for Fossil Park Estates (Fossil Park at WatersBend), recorded under Document No. D205135947, Official Public Records of Tarrant County, Texas.
  - (c) First Amendment to Declaration of Covenants, Conditions, and Restrictions for Fossil Park Estates, recorded under Document No. D205135948, Official Public Records of Tarrant County, Texas.
  - (d) Second Amendment to Declaration of Covenants, Conditions and Restrictions for WatersBend, recorded under Document No. D205243682, Official Public Records of Tarrant County, Texas.
  - (e) Third Supplemental Declaration of Covenants, Conditions and Restrictions for Fossil Park Estates (Fossil Hill Phase 5), recorded under Document No. D207122738, Official Public Records of Tarrant County, Texas.
  - (f) Third Amendment to Declaration of Covenants, Conditions, and Restrictions for WatersBend, recorded under Document No. D207288583, Official Public Records of Tarrant County, Texas.
  - (g) Fourth Supplemental Declaration of Covenants, Conditions and Restrictions for WatersBend, recorded under Documents no. D223120761, Official Public Records of Tarrant County, Texas.
  - (h) Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for WatersBend, recorded under Document No. D215277597, Official Public Records of Tarrant County, Texas.

- (i) Fifth Supplement Declaration of Covenants Conditions and Restrictions for WatersBend, recorded under Document No. D223120761, Official Public Records of Tarrant County, Texas.
- 2. Assignment and Assumption of Declarant Rights, recorded under Document No. D215281477, Official Public Records of Tarrant County, Texas.
- 3. Assignment and Assumption of Declarant Rights, recorded under Document No. D218216385, Official Public Records of Tarrant County, Texas.
- 4. Supplement Policies and Rules Adopted Pursuant to the 2021 Legislative Session for WatersBend, recorded under Document No. D221287294, Official Public Records of Tarrant County, Texas.
- 5. WatersBend Homeowners Association, Inc. – Assessment Collection Policy, recorded under Document No. D225137284, Official Public Records of Tarrant County, Texas.
- 6. Bylaws of Fossil Park Estates Homeowners Association\*, recorded under Document No. D202301723, Official Public Records of Tarrant County, Texas.
  - (a) Amendment to Bylaws of WatersBend Homeowners Association, Inc. recorded under Document No. D222250893, Official Public Records of Tarrant County, Texas.
  - (b) Second Amendment to Bylaws of WatersBend Homeowners Association, Inc., recorded under Document No. D223199016, Official Public Records of Tarrant County, Texas.
- 7. Supplemental Policies and Rules Adopted Pursuant to the 2023 Legislative Session for WatersBend, recorded under Document No. D223187468, Official Public Records of Tarrant County, Texas.
- 8. Eleventh Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for WatersBend Homeowners Association
  - (a) Rules Governing Animals in the Community recorded under Document No. D225137513, Official Public Records of Tarrant County, Texas.
- 9. Eighth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for WatersBend Homeowners Association, Inc.
  - (a) Supplemental Fine and Enforcement Policy- Pool Rules Only recorded under Document No. D225117039, Official Public Records of Tarrant County, Texas.
- 10. Seventh Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for WatersBend Homeowners Association, Inc.
  - (a) Fine and Enforcement Policy recorded under Document No. D225093276, Official Public Records of Tarrant County, Texas.

**Exhibit C****[Description and Fees Associated to Transfer of Title]****Management Fees**

1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents)..... \$450.00
2. Resale Disclosure (TREC Form) and Association Documents.....\$375.00
3. Resale Disclosure Update..... \$ 75.00
4. Transfer Fee.....\$250.00
5. 5 Day Rush Fee.....\$ 75.00
6. 3 Day Rush Fee.....\$ 100.00
7. 1 Day Expedited Rush Fee..... \$200.00
8. Custom Questionnaires..... \$165.00
9. Association Questionnaires..... \$125.00

**Association Fees**

1. HOA Transfer Fee..... \$150.00