

**THIRD AMENDED AND RESTATED MANAGEMENT CERTIFICATE
WATERSTONE VILLAGE TOWNHOMES COMMUNITY, INC.**

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN THEIR ENTIRETIES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR WATERSTONE VILLAGE TOWNHOMES COMMUNITY, INC., INCLUDING BUT NOT LIMITED TO THAT CERTAIN SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE OF WATERSTONE VILLAGE TOWNHOMES COMMUNITY, INC., RECORDED UNDER DOCUMENT NO. 25005468, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

The undersigned, being an officer of Waterstone Village Townhomes Community, Inc., and in accordance with Section 82.116 of the Texas Uniform Condominium Act, does hereby certify as follows:

1. The name of the condominium project: Waterstone Village Townhomes, a Condominium (the "Condominium").
2. The name of the condominium association: Waterstone Village Townhomes Community, Inc., a Texas nonprofit corporation (the "Association").
3. The location of the Condominium: County Road 148, Kyle, Hays County, Texas 78640.
4. The recording data for the declaration and any amendments and/or supplements thereto: See Attachment 1 to this Management Certificate.
5. The mailing address of the Association: Waterstone Village Townhomes Community, Inc., c/o Goodwin & Company, 11950 Jollyville Road, Austin, Texas 78759.
6. The name, mailing address, telephone number, and email address of any management company managing the Association:

Name:	Waterstone Village Townhomes Community, Inc. c/o Meritage Homes
Attn.:	Goodwin & Company
Mailing Address:	11950 Jollyville Road Austin, Texas 78759
Telephone Number:	855.289.6007
Email Address:	Emily.Francis@goodwintx.com

7. Website to access the Association's dedicatory instruments:

www.goodwintx.com
8. Amount and description of fees related to property transfer in the condominium project:
The Association fees are in the following amounts:

Working Capital Fee - \$150

Transfer Fee - \$340

Resale Certificate Fee - \$375

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

This Certificate is effective as of the date this Certificate is recorded in the Official Public Records of Hays County, Texas.

[SIGNATURE PAGE FOLLOWS]

WATERSTONE VILLAGE
TOWNHOMES COMMUNITY, INC.,
a Texas non-profit corporation

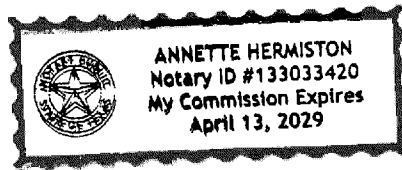
By: [Signature]
Printed Name: Brandon Hamman
Title: President

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on 28 day of APRIL, 2025, by BRANDON HAMMAN, President of Waterstone Village Townhomes Community, Inc., a Texas non-profit corporation, on behalf of said corporation.

[SEAL]



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
rburton@winstead.com

ATTACHMENT 1 – Page 1

WATERSTONE VILLAGE TOWNHOMES COMMUNITY, INC.
THIRD AMENDED AND RESTATED MANAGEMENT CERTIFICATE

ATTACHMENT 1

1. Development Area Declaration of Condominium Regime for Waterstone Village Townhomes, a Condominium, recorded as Document No. 23039739, Official Public Records of Hays County, Texas.
 - A. First Amendment to Development Area Declaration of Condominium Regime for Waterstone Village Townhomes, a Condominium, recorded as Document No. 24004830, Official Public Records of Hays County, Texas.
 - B. Second Amendment to Development Area Declaration of Condominium Regime for Waterstone Village Townhomes, a Condominium, recorded as Document No. 24011295, Official Public Records of Hays County, Texas.
 - C. Third Amendment to Development Area Declaration of Condominium Regime for Waterstone Village Townhomes, a Condominium, recorded as Document No. 24020860, Official Public Records of Hays County, Texas
2. Community Manual for Waterstone Village Townhomes, a Condominium, recorded as Document No. 23039742, Official Public Records of Hays County, Texas.
3. Waterstone Crossing Notice of Applicability [Waterstone Village Townhomes, a Condominium], recorded as Document No. 23039741, Official Public Records of Hays County, Texas.
4. Waterstone Village Townhomes, a Condominium, Notice of Partial Waiver of Working Capital Fund Contribution, recorded as Document No. 24010070, Official Public Records of Hays County, Texas.
5. Notice of Modification to Area of Common Responsibility for Waterstone Village Townhomes, a Condominium, recorded as Document No. 250149000, Official Public Records of Hays County, Texas.

**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Hays County, Texas.

25014975 CERTIFICATE
04/29/2025 11:38:19 AM Total Fees: \$37.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

