

PROPERTY OWNERS ASSOCIATION 7th AMENDED MANAGEMENT CERTIFICATE FOR
WATERS EDGE MASTER HOMEOWNERS ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Harris §

1. Name of Subdivision: Waters Edge Master; Waters Edge Gated Subdivisions
2. Subdivision Location: Harris County
3. Name of Homeowners Association: Waters Edge Master Homeowners Association, Inc.
4. Recording Data for Association: See below
5. Recording Data for Declaration: The subdivisions are subject to those certain documents entitled "Master Declaration of Covenants, Conditions and Restrictions of Waters Edge", recorded under Harris County, Texas Clerk's File No. 20070727490; and "Declaration of Covenants, Conditions and Restrictions of Gated Sections of Waters Edge", recorded under Harris County, Texas Clerk's File No. 20070442742.

Name of Subdivision	Recording Data for Subdivision
Waters Edge, Section One (1)	Volume 600, Page 274, Map Records of Harris County, Texas
Waters Edge, Section Two (2)	Volume 604, Page 214, Map Records of Harris County, Texas
Waters Edge, Section Three (3)	Volume 604, Page 216, Map Records of Harris County, Texas
Waters Edge, Section Four (4)	Volume 604, Page 218, Map Records of Harris County, Texas
Waters Edge, Section Five (5)	Volume 623, Page 206, Map Records of Harris County, Texas
Waters Edge, Section Seven (7)	Volume 623, Page 209, Map Records of Harris County, Texas
Waters Edge, Section Eight (8)	Volume 623, Page 10, Map Records of Harris County, Texas
Waters Edge, Section Nine (9)	Volume 623, Page 12, Map Records of Harris County, Texas

RP-2021-621434

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

The following guidelines, policies, and resolutions are filed under Document No. RP-2018-34567:

Billing Policy and Payment Plan Guidelines

E-mail Registration Policy

Membership Voting Policy

Conflict of Interest Policy

Application of Payments Policy

Electronic and Telephonic Action Policy

Violation Enforcement Resolution

Drought-Resistant Landscaping and Natural Turf Guidelines

Standby Electric Generators Guidelines

Uncurable Violation Enforcement Resolution

Certificate of Corporate Resolution and Violation Enforcement Resolution for the Waters Edge Master Homeowners Association, Inc. is filed under Document No. RP-2018-88976

Certificate of Corporate Resolution of Waters Edge Master Homeowner Association, Inc. signed April 24, 2018 is filed under Document No. RP-2018-316189

Waters Edge Master Homeowner Association, Inc. Board Resolution regarding Ratification of Residential Builder Guidelines and Policy to Regulate Uniform Barrier Fence Staining for the Purpose of Filing in the Harris County, Real Property Records is filed under Document No. RP-2019-174278.

Waters Edge Master Homeowners Association, Inc. Board Resolution Regarding Ratification of Amendment to Residential Builder guidelines and Policy to Regulate Fence Staining and Maintenance is filed under Document No. RP-2021-328937.

Waters Edge Master Homeowners Association, Inc. Resolution Regarding Ratification of Rental and Leasing Policy is filed under Document No. RP-2021-359372

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00

- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Working Capitalization Fee - \$226.25

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 25th day of October, 2021.

Waters Edge Master Homeowners Association, Inc.

By: Shelby Welch
 Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 25th
October, 2021 by Shelby Welch, representative of Spectrum Association

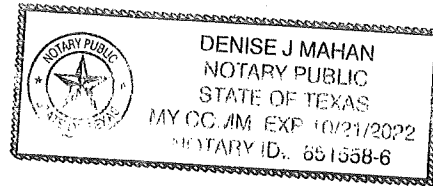
Management, the Managing Agent of Waters Edge Master Homeowners Association, Inc., on behalf of said association.

RP-2021-621434

Denise J Mahan

Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232



RP-2021-621434

RP-2021-621434
Pages 5
10/28/2021 09:46 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

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-2021-621434