

Denton County  
Juli Luke  
County Clerk

---

Instrument Number: 7907

ERecordings-RP

HOA MANAGEMENT CERTIFICATE

Recorded On: January 26, 2024 08:03 AM

Number of Pages: 4

---

" Examined and Charged as Follows: "

Total Recording: \$37.00

---

\*\*\*\*\* 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: 7907  
Receipt Number: 20240125000544  
Recorded Date/Time: January 26, 2024 08:03 AM  
User: Calinda B  
Station: Station 20

**Record and Return To:**

Simplifile



STATE OF TEXAS  
COUNTY OF DENTON

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 Records of Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

**MANAGEMENT CERTIFICATE  
FOR  
THE HOMEOWNERS ASSOCIATION OF WATERSTONE**

STATE OF TEXAS                   §  
   §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF DENTON           §

The undersigned, being the Managing Agent of The Homeowners Association of Waterstone, Inc., Homeowners Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1.     The name of the subdivision:   Waterstone
2.     The name of the Association:   The Homeowners Association of Waterstone
3.     The recording data for the subdivision: See Exhibit A.
4.     The name and mailing address of the Association:

The Homeowners Association of Waterstone  
c/o Neighborhood Management Inc  
1024 S Greenville Ave, Suite 230  
Allen, TX. 75002

5.     The name and contact information for the Managing Agent of the Association:

Neighborhood Management, Inc.  
Beverly Coghlan  
1024 S. Greenville Ave, Suite 230  
Allen, TX 75002  
Phone: 972-359-1548  
Email Address: managementcertificate@nmitx.com

6.     Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
7.     The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate:	\$375.00
Transfer Fee:	\$250.00
Optional Inspection Fee:	\$150.00
Working Capital:	\$600.00
Reserve Contribution:	\$400.00.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

**ACKNOWLEDGEMENT**

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

**THE HOMEOWNERS ASSOCIATION OF  
WATERSTONE**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan

Name: Beverly Coghlan

STATE OF TEXAS

§

§

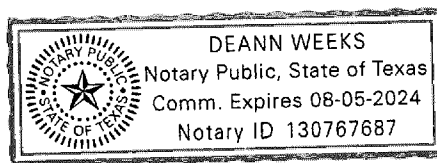
COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 25 day of January, 2024, by Beverly Coghlan, Agent for the Association of The Homeowners Association of Waterstone, a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas



**EXHIBIT A**

<b>Document</b>	<b>Recording Information</b>
The Landing at Waterstone Phase 1 Plat : Vol. W – Page 742 01/05/2006	Document No.2006-1381
The Landing at Waterstone Phase 2 Plat 08/13/2010	Document No.2010-148
The Shores at Waterstone Phase 1 Final Plat 03/03/2006	Volume W Page 929
The Shores at Waterstone Phase 1 2 <sup>nd</sup> Amended Plat 04/27/2008	Volume Y Page 338
The Shores at Waterstone Phase 2 Final Plat : 03/03/2006	Volume W Page 929
The Vista at Waterstone Phase 1 Final Plat : Vol. X – Page 46 05/03/2006	Document No 2006-52357
Master Declaration 9/27/2006	Document No 2006-119412
1st Amendment to Master Declaration 5/16/2007	Document No 2007-31713
1st Amendment to Master Declaration 01/11/2012	Document No 2012-2928
2 <sup>nd</sup> Amendment to Master Declaration 10/31/2008	Document No 2008-117906