

**MANAGEMENT CERTIFICATE FOR**  
**WATERFORD HARBOR MASTER ASSOCIATION, INC.**

THE STATE OF TEXAS                   §  
COUNTY OF GALVESTON           §

The undersigned, being the Managing Agent of **Waterford Harbor Master Association, Inc.** (hereinafter the "Association"), a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any prior Management Certificate filed by the Association.

**1.     Name of Subdivision(s) (Residential Only):**

The name(s) of the Subdivision(s) are:

**The Arbors at Waterford Harbor; Waterford Harbor Villas; Waterford Harbor Villas, Phase II; Palm Key; Waterford Oaks; Regatta Townhomes; Waterford Point**

**2.     Name of Association:**

The name of the Association is **Waterford Harbor Master Association, Inc.**

**3.     Recording Data for the Subdivision(s):**

The recording data for the subdivision is as follows:

The Arbors at Waterford Harbor: Galveston County Clerk's File No. 9720294  
Waterford Harbor Villas: Vol. 18, Page 348, Galveston County Map Records  
Waterford Harbor Villas, Phase II: Vol. 18, Page 536, Galveston County Map Records  
Palm Key: Galveston County Film Code No. 013-80-0417  
Waterford Oaks: Vol. 18, Page 394, Galveston County Map Records  
Regatta Townhomes: Vol. 18, Page 624, Galveston County Map Records  
Waterford Point: Galveston County Clerk's File No. 9041801

**4.     Recording Data for the Declaration(s):**

The recording data for the declarations is as follows:

Master Declaration of Restrictive Covenants for Waterford Harbor, filed of record under Galveston County Clerk's File No. 9115942;

Amendment No. 1 to Master Declaration of Restrictive Covenants for Waterford Harbor, filed of record under Galveston County Clerk's File No. 9545033;

Amendment No. 2 to Master Declaration of Restrictive Covenants for Waterford Harbor, filed of record under Galveston County Clerk's File No. 2012031895;

Amendment No. 3 to Master Declaration of Restrictive Covenants for Waterford Harbor, filed of record under Galveston County Clerk's File No. 20233056583;

5. **Association Information:**

The contact information and website for the association is as follows:

Waterford Harbor Master Association, Inc.  
c/o Houston Community Management Services, Inc.  
17049 El Camino Real, #100  
Houston, Texas 77058  
(832)864-1200

6. **Designated Representative Information:**

The contact information for the person or entity managing the association is as follows:

Houston Community Management Services, Inc.  
17049 El Camino Real, #100  
Houston, Texas 77058  
(832)864-1200  
Email: [customerservice@houcomm.com](mailto:customerservice@houcomm.com)  
Website: [www.townsq.io](http://www.townsq.io)

7. **Fees Related to Property Transfer::**

New Account Setup Fee: \$95.00  
Resale Certificate (10 business day delivery): \$375.00  
Resale Certificate Update: \$75.00  
Legacy Account Closure Fee: \$220.00  
Refinance Statement of Account: \$75.00  
Expedite Fee for Resale Certificate: \$175.00 (1 day delivery)  
\$125.00 (3 day delivery)

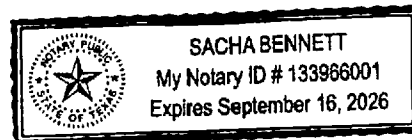
8. **Optional Information:**

None

Executed this the 5<sup>th</sup> day of December, 2023

Waterford Harbor Master Association,  
Inc.

By *Ly. Hey*  
Managing Agent



THE STATE OF TEXAS

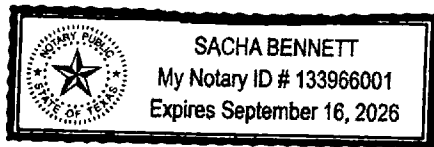
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COUNTY OF GALVESTON

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This instrument was **acknowledged** before me on this the 6<sup>th</sup> day of December, 2023 by Liz Hey, Managing Agent for **Waterford Harbor Master Association, Inc.**, a Texas property owners association, on behalf of said association.



S. Bennett  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

*Disclaimer: Please note, this certificate only contains information as required under Tex. Prop. Code §209.004, and does not contain all of the recorded dedicatory instruments for the Association.*

## FILED AND RECORDED

Instrument Number: 2023056940

Recording Fee: 34.00

Number Of Pages: 4

Filing and Recording Date: 12/06/2023 3:22PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink, reading "Dwight D. Sullivan". The signature is fluid and cursive, with a horizontal line drawn underneath it.

Dwight D. Sullivan, County Clerk  
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*