

CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
FOR THE WATERS CONDOMINIUM ASSOCIATION

THE STATE OF TEXAS

§

26 01076

COUNTY OF LLANO

§

§

The undersigned, being the PRESIDENT of The Waters Condominium Association, a Texas nonprofit corporation, (the "Association"), organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code, which supersedes any prior Management Certificate filed by the Association.

1. Name of Condominium: The name of the condominium is The Waters at Horseshoe Bay Resort Condominium.
2. Name of Association: The name of the Association is The Waters Condominium Association.
3. Location of Condominium: The location of the condominium is 200 Hi Circle North, Horseshoe Bay, Texas 78657, Llano County, Texas.
4. Recording Data for the Declaration:¹
 - a. Documents:
 - i. Declaration of The Waters at Horseshoe Bay Resort Condominium.
 - ii. First Amendment to Declaration of The Waters at Horseshoe Bay Resort Condominium.
 - iii. The Waters at Horseshoe Bay Resort Condominium Notice Concerning Declarant's Rights.
 - iv. First Supplement to the Declaration of The Waters at Horseshoe Bay Resort Condominium (Building 6).
 - v. Second Amendment to Declaration of The Waters at Horseshoe Bay Resort Condominium.
 - vi. Second Supplement to the Declaration of The Waters at Horseshoe Bay Resort Condominium (Building 5).
 - vii. Assignment and Assumption of Declarant's Rights and Obligations (Waters at Horseshoe Bay).
 - viii. Third Amendment to Declaration of The Waters at Horseshoe Bay Resort Condominium.

¹ This Management Certificate does not purport to identify every publicly recorded document affecting the Condominium, or to report every piece of information pertinent to the Condominium. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Condominium and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

- ix. Fourth Amendment to Declaration of The Waters at Horseshoe Bay Resort Condominium.
- x. Fifth Amendment to Declaration of The Waters at Horseshoe Bay Resort Condominium.
- xi. Waters Condominium Association Appointment of Board of Directors and Officers.
- xii. Amendment to Declaration of Covenants, Conditions and Restrictions for The Waters Condominium Association, Inc.
- xiii. Sixth Amendment to Declaration of The Waters at Horseshoe Bay Resort Condominium.
- xiv. Seventh Amendment to Declaration of The Waters at Horseshoe Bay Resort Condominium.
- xv. Third Supplement to the Declaration of The Waters at Horseshoe Bay Resort Condominium (Buildings 7, 8 and 9).
- xvi. Amended and Restated Third Supplement to the Declaration of The Waters at Horseshoe Bay Resort Condominium (Buildings 7, 8 and 9).
- xvii. Fourth Supplement to the Declaration of The Waters at Horseshoe Bay Resort Condominium (Buildings 7, 8 and 9).

b. Recording Information:

- i. Volume 3, Pages 314-412, of the Condominium Records of Llano County, Texas, December 13, 2006.
- ii. Volume 3, Pages 446-476, of the Condominium Records of Llano County, Texas, February 1, 2007.
- iii. Volume 1412, Pages 290-292, of the Official Public Records of Llano County, Texas, March 7, 2007.
- iv. Volume 3, Pages 524-540, of the Condominium Records of Llano County, Texas, September 17, 2007.
- v. Volume 3, Pages 560-562, of the Condominium Records of Llano County, Texas, October 15, 2007.
- vi. Volume 3, Pages 607-626, of the Condominium Records of Llano County, Texas, March 5, 2008.
- vii. Volume 3, Pages 627-631, of the Official Public Records of Llano County, Texas, March 5, 2008.
- viii. Volume 3, Pages 650-693, of the Condominium Records of Llano County, Texas, June 2, 2008.
- ix. Volume 3, Pages 694-708, of the Condominium Records of Llano County, Texas, September 12, 2008.
- x. Volume 3, Pages 889-892, of the Condominium Records of Llano County, Texas, April 2, 2009.
- xi. Volume 4, Pages 82-83, of the Condominium Records of Llano County, Texas, May 4, 2015.
- xii. Volume 4, Pages 150-151, of the Miscellaneous Records of Llano County, Texas, November 16, 2015.

- xiii. Instrument No. 19-04905, of the Condominium Records of Llano County, Texas, August 6, 2019.
- xiv. Instrument No. 21-01910, of the Condominium Records of Llano County, Texas, March 5, 2021.
- xv. Instrument No. 21-02766, of the Condominium Records of Llano County, Texas, March 29, 2021.
- xvi. Instrument No. 21-10637, of the Condominium Records of Llano County, Texas, November 10, 2021.
- xvii. Instrument No. 22-07270, of the Condominium Records of Llano County, Texas, September 7, 2022.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is The Waters Condominium Association c/o Community Association Management, Inc. (CAM), 5900 Shepherd Mountain Cove, Bldg. 2, Suite 275, Austin, Texas 78730.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Community Association Management, Inc. (CAM), 5900 Shepherd Mountain Cove, Bldg. 2, Suite 275, Austin, Texas 78730, phone number: 512-288-2376; email address: info@camanagers.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.waterscondoassociation.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Unit Transfer:

Description	Fee
Resale Certificate Fee	\$375.00
Resale Certificate Update	\$75.00
Transfer Fee	\$250.00
Statement Fee	\$50.00
Rush Fee	Up to \$300.00

9. Other Information the Association Considers Important: N/A

Executed on this 23rd day of JANUARY, 2026.

THE WATERS CONDOMINIUM ASSOCIATION

By: Douglas Land

Printed: DOUGLAS LAND

Its: PRESIDENT

THE STATE OF TEXAS §
 §
COUNTY OF LLANO §

BEFORE ME, the undersigned notary public, on this 23rd day of January, 2026, personally appeared Douglas Land as President of The Waters Condominium Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that **she/he** executed the same for the purpose and in the capacity therein expressed.

Kay Lynn Schlichting
Notary Public in and for the State of Texas



✓
RMWBH
2800 POST OAK BLVD, 57TH FLOOR
HOUSTON, TX 77056

STATE OF TEXAS
COUNTY OF LLANO
FILED & RECORDED AT 12:55 O'CLOCK P.M. ON
THE 26 DAY OF **FEBRUARY** A.D. 2026.
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records of Llano County, Texas.
INSTRUMENT NO:
26 01076
Cecilia McClintock
COUNTY CLERK, LLANO CO., TEXAS
BY KBarker, DEPUTY TOTAL PAGES: 4