

**MANAGEMENT CERTIFICATE
FOR
THE PARKS AT WATERFORD**

STATE OF TEXAS
COUNTY OF COLLIN

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KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for The Parks at Waterford Owners Association, Inc.

1. The name of the subdivision is Waterford Parks.
2. The name of the association is The Parks at Waterford Owners Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Waterford Parks Phase 1	Minor Replat Plat filed 8/30/2012, Volume 2012, Pages 319-320.
Waterford Parks Phase 1	Final Plat filed 2/1/2001 in Cabinet M, Pages 461-462.
Waterford Parks Phase 2A East	Final Plat filed 12/18/2003 in Volume 2003, Page 349.
Waterford Parks Phase 2A East, Lot 19R, Block F	Minor Replat filed 6/22/11, Volume 2011, Page 161.
Waterford Parks Phase 3	Amended Plat filed 10/19/2005 in Volume 2005, Pages 071-072.
Waterford Parks Phase 4	Amending Plat filed 3/24/2006 in Volume 2006, Page 181.
Waterford Parks Phase 5	Amended Plat filed 8/3/2007 in Volume 2007, Page 397.
Waterford Parks Phase 6A	Final Plat filed 12/1/2010 in Volume 2010, Pages 354-355.
Waterford Parks Phase 6B & 7	Final Plat filed 3/28/2011 in Volume 2011, Pages 89-90.
Waterford Parks Phase 8B	Final Plat filed 12/21/2011 in Volume 2011, Pages 388-389.
Waterford Parks Phase 9	Final Plat filed 10/19/2012 in Volume 2012, Pages 385-386.

4. The recording data for the Declaration(s) follows:

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for The Parks at Waterford Owners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 2001-0090337 on 7/25/2001.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for The Parks at Waterford Owners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #2003-0084860 on 5/7/2003.

Second Amendment to the Declaration of Covenants, Conditions and Restrictions for The Parks at Waterford Owners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #2004-0086134 on 6/10/2004.

Third Amendment to the Declaration of Covenants, Conditions and Restrictions for The Parks at Waterford Owners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #2005-0084525 on 6/24/2005.

Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for The Parks at Waterford Owners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #20111207001320590 on 12/7/2011.

Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for The Parks at Waterford Owners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #20120905001109150 on 9/5/2012.

First Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for The Parks at Waterford Owners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #2003-0244187 on 12/19/2003.

Supplemental Declaration for The Parks at Waterford Owners Association, Inc., Waterford Parks Phase III, Recorded in the Property Records of Collin County, Texas as Document #2005-0088268 on 7/1/2005.

Supplemental Declaration for The Parks at Waterford Owners Association, Inc., Waterford Parks Phase 4, Recorded in the Property Records of Collin County, Texas as Document #20060310000321480 on 3/10/2006.

Supplemental Declaration for The Parks at Waterford Owners Association, Inc., Waterford Parks Phase 5, Recorded in the Property Records of Collin County, Texas as Document #20070914001284210 on 9/14/2007.

Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for The Parks at Waterford Owners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #20110429000442980 on 4/29/2011.

Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for The Parks at Waterford Owners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #20111207001320590 on 12/7/2011.

Assignment and Transfer for The Parks at Waterford Owners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #20110921001007790 on 9/21/2011.

Fourth Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions for The Parks at Waterford Owners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #20120815001008240 on 8/15/2012.

Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for The Parks at Waterford Owners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #20140627000659080 on 6/27/2014.

5. The Parks at Waterford Owners Association, Inc., in c/o RTI/Community Management Associates, Inc., (CMA) 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093.
6. The association's designated representative is RTI/Community Management Associates, Inc. (CMA), 1800 Preston Park Blvd., Suite 200, Plano, TX 75093. For association information, the phone number is 972-943-2820, the email address is closing@cmamanagement.com and the association's website is www.cmamanagement.com.
7. Fees charged in connection with a property transfer in the subdivision are:
 - Resale Certificate- Routine Owner Certificate \$375, Lot Purchase by Builder \$50
 - Transfer Fee: \$250
 - Foreclosure Transfer Fee: \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 26th day of December, 2024.

THE PARKS AT WATERFORD OWNERS ASSOCIATION, INC.

By: CMA, its Manager

By: Karen Bradley

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 26th day of December, 2024, by Karen Bradley of CMA, Manager for The Parks at Waterford Owners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Lauren Ansley
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

CMA, Inc.
Attention: Lauren Ansley
1800 Preston Park Boulevard, Suite 200
Plano, Texas 75093

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2024000161272

eRecording - Real Property

CERTIFICATE

Recorded On: December 30, 2024 10:54 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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: 2024000161272
Receipt Number: 20241230000209
Recorded Date/Time: December 30, 2024 10:54 AM
User: Suzanne S
Station: Station 2

Record and Return To:

CSC



STATE OF TEXAS
COUNTY OF COLLIN

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX