

WATSON CREEK ESTATES HOMEOWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE - TARRANT COUNTY

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **WATSON CREEK ESTATES HOMEOWNERS ASSOCIATION, INC.**, certifies as to the following:

1. The name of the subdivision is:

WATSON CREEK ESTATES

2. The name of the association is:

WATSON CREEK ESTATES HOMEOWNERS ASSOCIATION, INC.

3. The recording data for the subdivision is:

Final Plat of Watson Creek Estates

D219288 114

4. The recording data for the declaration (including covenants, bylaws, and rules and regulations) is:

Declaration of Covenants, Conditions, and Restrictions
Bylaws
Certificate of Formation

D220007546
D220007547
D220007547

5. The recording data for each amendment to the declaration (including covenants, bylaws, and rules and regulations) is:

**First Amendment to the Declaration of Covenants, Conditions,
and Restrictions**

D220084085

6. The mailing address for the association is as follows:

WATSON CREEK ESTATES HOMEOWNERS ASSOCIATION, INC.
c/o Vision Communities Management Incorporated
5757 Alpha Road, Ste. 680
Dallas, Texas 75240

7. The name, address, telephone number, and email address of the person managing the association or the association's designated representative are as follows:

Vision Communities Management Incorporated
5757 Alpha Road, Ste. 680
Dallas, Texas 75240
Phone: (972) 612-2302
Email: info@vcmtexas.com

8. The website address on which the association's dedicatory instruments are available:

<https://watsoncreek.nabrnetwork.com>

9. The following fees are charged by the association relating to a transfer of property within the association:

Resale Certificate:	\$340.00
Statement of Account:	\$50.00
Refinance Certificate:	\$50.00
Transfer Fee to management company until July 1, 2022:	\$175.00
Transfer Fee to management company effective July 1, 2022:	\$250.00
Capital Reserve/Improvement Fund:	\$250.00

EXECUTED as of 6/30, 2022.

Vision Communities Management
Incorporated as managing agent for the
association

By (signature): S. Baldwin

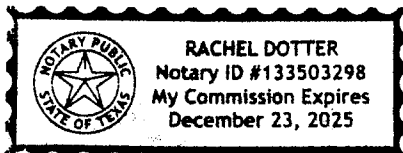
Name (printed): Shannon Baldwin

Title: VP

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 30th day of June, 2022, by Shannon Baldwin (name), the VP (title) authorized agent for Vision Communities Management Incorporated.



Rachel Dotter
Notary Public – The State of Texas

After Recording, Please Return To:
Vision Communities Management
5757 Alpha Road, Suite 680
Dallas, TX 75240