

**Walker County
Kari A. French
Walker County Clerk**

Instrument Number: 109521

ERecordings-RP

NOTICE

Recorded On: July 10, 2025 02:00 PM

Number of Pages: 5

" 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:

Instrument Number: 109521
Receipt Number: 20250710000051
Recorded Date/Time: July 10, 2025 02:00 PM
User: Brenda L
Station: Recording01

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF WALKER

I hereby certify that this Instrument was FILED In the Instrument Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Walker County, Texas.

Kari A. French
Walker County Clerk
Walker County, TX

AFTER RECORDING RETURN TO:
KRISTI E. STOTTS, ESQ.
WINSTEAD PC
600 W. 5TH STREET, SUITE 900
AUSTIN, TEXAS 78701
EMAIL: KSTOTTS@WINSTEAD.COM



**MANAGEMENT CERTIFICATE
 OF
 NEW WAVERLY STATION RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of New Waverly Station Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: New Waverly Station.
2. The name of the association: New Waverly Station Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Walker County, Texas, as described on Exhibit "A" to that certain New Waverly Station Master Covenant [Residential], recorded under Document No. 2025-108206, Official Public Records of Walker County, Texas, as the same may be amended from time to time (the "**Covenant**").
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the association: New Waverly Station Residential Community, Inc., c/o Vision Communities Management, LLC, 5757 Alpha Road, Suite 680, Dallas, TX 75240, Attn: Amber Altarabulsi.

The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	New Waverly Station Residential Community, Inc., c/o Vision Communities Management, LLC
Attn:	Amber Altarabulsi
Mailing Address:	5757 Alpha Road, Suite 680 Dallas, TX 75240
Telephone Number:	(972) 612-2303
Email Address:	<u>amber@vcmtexas.com</u>

7. Website to access the Association's dedicatory instruments:
www.vcm.com

MANAGEMENT CERTIFICATE
 NEW WAVERLY STATION RESIDENTIAL COMMUNITY, INC.

8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment – one (1) year of Regular Assessments

Transfer Fee - \$295.00.

Resale Certificate Fee – \$375.00.

Community Enhancement Fee – one quarter of one percent (0.25%) of the Transfer Price (as such term is defined in the Community Enhancement Covenant.)

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 8 day of MAY, 2025.

NEW WAVERLY STATION RESIDENTIAL
COMMUNITY, INC.,
a Texas nonprofit corporation

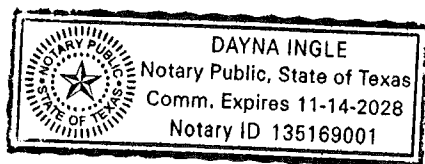
By: Nancy Ellis
Name: Nancy Ellis
Title: President

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on 8TH day of MAY, 2025, by Nancy Ellis, the President of New Waverly Station Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]

Dayna Ingle
Notary Public Signature



ATTACHMENT 1

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. New Waverly Station Master Covenant [Residential] recorded under Document No. 2025-108206, Official Public Records of Walker County, Texas.
2. New Waverly Station Development Area Declaration [Residential], recorded as Document No. 2025-108224, Official Public Records of Walker County, Texas.
3. Community Manual for New Waverly Station, recorded under Document No. 2025-108225, Official Public Records of Walker County, Texas.
4. New Waverly Station Adoption of Working Capital, recorded under Document No. 2025-108223, Official Public Records of Walker County, Texas.
5. New Waverly Station Notice of Applicability [Residential] [Section 1], recorded as Document No. 2025-109506, Official Public Records of Walker County, Texas.
6. New Waverly Station Community Enhancement Covenant [Residential] recorded under Document No. 2025-109202, Official Public Records of Walker County, Texas.