

**THIRD AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
WATERMARK RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Watermark Residential Community, Inc. (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS DOCUMENT AMENDS, RESTATES AND REPLACES ALL PREVIOUS RECORDED MANAGEMENT CERTIFICATES OF WATERMARK RESIDENTIAL COMMUNITY, INC., INCLUDING BUT NOT LIMITED TO THOSE RECORDED UNDER DOCUMENT NOS. 2022046200, 2022054285 AND 2024005506 IN THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.

1. The name of the subdivision: Watermark.
2. The name of the Association: Watermark Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Brazoria County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Watermark, recorded as Document No. 2022039195, in the Official Public Records of Brazoria County, Texas, as may be amended from time to time (the “**Declaration**”).
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Watermark Residential Community, Inc., a Texas nonprofit corporation, c/o Inframark, 2022 West Grand Parkway North, Suite 100, Katy, Texas 77449.
6. The name, mailing address, telephone number and email address of the person managing the Association:

Name:	Watermark Residential Community, Inc., c/o Inframark
Attn:	Amanda England
Mailing Address:	2002 West Grand Parkway North, #100, Katy, TX 77449
Telephone Number:	346-305-8699
Email Address:	Amanda.England@inframark.com
7. Website to access the Association’s dedicatory instruments:
www.inframarkims.com
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment = amount of annual Regular Assessments for the
year in which the Lot is conveyed

Transfer Fee – Builder to Resident - \$225.00

Transfer Fee – Resident to Resident - \$275.00

Builder Certificate Fee - \$250.00

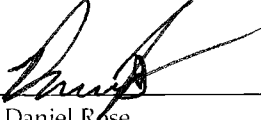
Resale Certificate Fee - \$375.00

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

[SIGNATURE PAGE FOLLOWS]

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

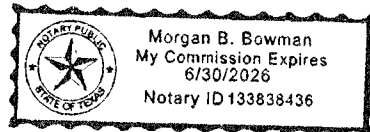
**WATERMARK RESIDENTIAL COMMUNITY,
INC.**, a Texas nonprofit corporation

By: 
Name: Daniel Rose
Title: HOA President

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 11th day of DECEMBER, 2024, by Daniel Rose, HOA President of Watermark Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)




Notary Public Signature

AFTER RECORDING RETURN TO:
ROBERT D. BURTON, ESQ.
WINSTEAD PC
600 W. 5TH STREET, SUITE 900
AUSTIN, TEXAS 78701
EMAIL: RBURTON@WINSTEAD.COM

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Watermark, recorded under Document No. 2022039195, Official Public Records of Brazoria County, Texas, as same may be amended or supplemented from time to time.
2. Watermark Community Manual, recorded under Document No. 2022040529, Official Public Records of Brazoria County, Texas.
 - a. Watermark First Supplement to Community Manual, recorded under Document No. 2024003323, Official Public Records of Brazoria County, Texas.
3. Watermark Adoption of Working Capital Assessment, recorded under Document No. 2022040530, Official Public Records of Brazoria County, Texas.
4. Watermark Notice of Addition of Land [Section 2B], recorded under Document No. 2024003325, Official Public Records of Brazoria County, Texas.
5. Watermark Notice of Addition of Land [Section 3], recorded under Document No. 2024013780, Official Public Records of Brazoria County, Texas.

FILED and RECORDED

Instrument Number: 2024054179

Filing and Recording Date: 12/13/2024 12:26:19 PM Pages: 5 Recording Fee: \$37.00

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



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

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

cclerk-crystalm