

Denton County
Juli Luke
County Clerk

Instrument Number: 140312

ERecordings-RP

CERTIFICATE

Recorded On: December 27, 2024 03:10 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

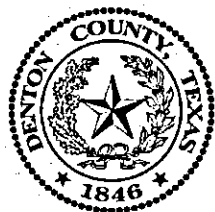
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 140312
Receipt Number: 20241227000435
Recorded Date/Time: December 27, 2024 03:10 PM
User: Michael T
Station: Station 15

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF DENTON

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 Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**MANAGEMENT CERTIFICATE
FOR
THE SHORES AT WATERSTONE**

STATE OF TEXAS
COUNTY OF DENTON

§
§
§

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 Shores at Waterstone Home Owner's Association.

1. The name of the subdivision is The Shores at Waterstone.
2. The name of the association is The Shores at Waterstone Home Owner's Association.
3. The recording data for the subdivisions follows:

<u>Subdivision</u>	<u>Recording Data</u>
The Shores at Waterstone – Phase 1	Final Plat filed in Cabinet W, Page 929-930 on 3/21/2006.
The Shores at Waterstone – Phase 2	Final Plat as Document #2013-4 on 1/4/2013.

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

Instrument and Recording Data

Subordinate Declaration of Covenants, Conditions and Restrictions for The Shores at Waterstone, Recorded in the Property Records of Denton County, Texas as Instrument # 2006-130811 on 10/23/2006.

Second Amendment to Subordinate Declaration of Covenants, Conditions and Restrictions for The Shores at Waterstone, Recorded in the Property Records of Denton County, Texas as Instrument # 2008-2492 on 1/8/2008.

Third Amendment to Subordinate Declaration of Covenants, Conditions and Restrictions for The Shores at Waterstone, Recorded in the Property Records of Denton County, Texas as Instrument # 2008-40299 on 4/16/2008.

Fourth Amendment to Subordinate Declaration of Covenants, Conditions and Restrictions for The Shores at Waterstone, Recorded in the Property Records of Denton County, Texas as Instrument # 2008-46052 on 4/30/2008.

Fifth Amendment to Subordinate Declaration of Covenants, Conditions and Restrictions for The Shores at Waterstone, Recorded in the Property Records of Denton County, Texas as Instrument # 2008-110644 on 10/10/2008.

Sixth Amendment to Subordinate Declaration of Covenants, Conditions and Restrictions for The Shores at Waterstone, Recorded in the Property Records of Denton County, Texas as Instrument # 2008-110645 on 10/10/2008.

Seventh Amendment to Subordinate Declaration of Covenants, Conditions and Restrictions for The Shores at Waterstone, Recorded in the Property Records of Denton County, Texas as Instrument # 2011-78608 on 8/22/2011.

Amendment to Subordinate Declaration of Covenants, Conditions and Restrictions for the Shores at Waterston, Recorded in the Property Records of Denton County, Texas as Instrument #2013-78940 on 6/27/2013.

5. The Shores at Waterstone Homeowner's Association, 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 Boulevard, Suite 200, Plano, Texas 75093. For association information, the phone number is 972-943-2820, the email 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
 - Reserve Contribution: \$500.00 (All owner sales)
 - 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 SHORES AT WATERSTONE HOME OWNER'S ASSOCIATION

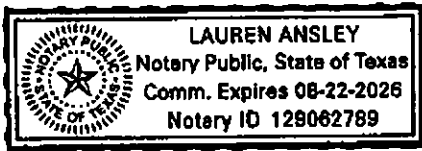
By: CMA, its Manager

By: *Karyn Bradley*

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 26th day of December, 2024, by *Karyn Bradley* of CMA, Manager for The Shores at Waterstone Home Owner's Association, 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