



After recording mail to:  
Paramount Realty & Management  
P.O. Box 23111  
Waco, Texas 76702

## AMENDED MANAGEMENT CERTIFICATE

### FOR WACO CASTLEBERRY HOMEOWNERS' ASSOCIATION, INC.

The Waco Castleberry Homeowners Association, Inc., a Texas nonprofit corporation and the property owners association as set forth under Texas Property Code § 209.001 *et seq*, having previously recorded a management certificate as Document Number 2021037603 in the Official Public Records of McLennan County, hereby files this management certificate pursuant to Section 209.004 of the Texas Property Code:

- (1) The name of the subdivision is: Castleberry Condominiums
- (2) The name of the association is: Waco Castleberry Homeowners Association, Inc.
- (3) The recording data for the subdivision is: Document No. 2002013801 and 2002021262.
- (4) The recording data for the declaration is: Document No. 2002020158
- (5) The address of the association is P.O. Box 23111, Waco, Texas 76702.
- (6) The name and mailing address of the person managing the association or the association's designated representative is Paramount Realty & Management, 6801 Sanger Avenue, Suite 120B Waco, Texas 76710
- (7) The additional information which the association considers appropriate includes the following:

Additional information can be found at the management company's website:

[www.paramountrealtytx.com](http://www.paramountrealtytx.com)

The e-mail address for the management company is:

[wacoassociationmanagement@gmail.com](mailto:wacoassociationmanagement@gmail.com)

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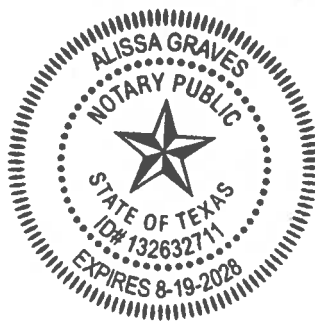
(8) Description of fees charged by the association related to property transfer in the subdivision:

Transfer fee: \$100  
Information on Subdivision with Resale Certificate: \$250  
Administrative data fee \$100  
Refinance Statement of Account \$75.00

Signed on March 5, 2025

[Signature]  
Virginia (Ginger) Townley  
Principal Broker/Owner  
Paramount Realty & Management

SWORN TO AND SUBSCRIBED before me on the date identified therein by Virginia (Ginger) Townley on behalf of the homeowner's association described herein.



Alissa Graves  
Notary Public

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

[Signature]

J. A. "Andy" Harwell, County Clerk  
03/06/2025 03:26 PM  
Fee: \$19.00  
2025006667 AMENDMENT  
McLennan County, TX