

**MANAGEMENT CERTIFICATE
OF
WATERSTONE RESIDENTIAL COMMUNITY, INC.**

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

1. The name of the subdivision: Waterstone.
2. The name of the Association: Waterstone Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Hays County, Texas, made subject to that certain Waterstone Master Covenant [Residential], recorded under Document No. 22030049, in the Official Public Records of Hays County, Texas, as the same may be amended from time to time (the “Covenant”).
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Waterstone Residential Community, Inc., c/o PMP Management, Attn: Tracie Manriquez, 551 S IH 35, Suite 150, Round Rock, Texas 78664.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Waterstone Residential Community, Inc. c/o PMP Management
Mailing Address:	551 S IH 35, Suite 150 Round Rock, Texas 78664
Attn.:	Tracie Manriquez
Telephone Number:	(512) 381-2919
Email Address:	tmanriquez@pmpmanage.com

7. Website to access the Association’s dedicatory instruments:
www.waterstonegateway.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 - \$350.00
Transfer 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.

WATERSTONE RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

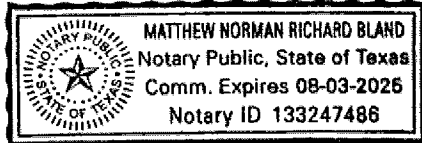
By: [Signature]
Name: Tracie Manriquez
Title: Vice President, PMP Texas

STATE OF Texas §
COUNTY OF Williamson §
§

This instrument was acknowledged before me on the 22 day of January, 20 24 by Tracie Manriquez as Community Manager of Waterstone Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)

[Signature]
Notary Public Signature



AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Waterstone Master Covenant [Residential], recorded under Document No. 22030049, Official Public Records of Hays County, Texas.
2. Waterstone Development Area Declaration [Residential], recorded under Document No. 22030257, Official Public Records of Hays County, Texas.
3. Waterstone Design Guidelines, recorded as Document No. 22030258, Official Public Records of Hays County, Texas.
4. Waterstone Community Manual, recorded as Document No. 24002055, Official Public Records of Hays County, Texas.
5. Waterstone Adoption of Working Capital Assessment, recorded as Document No. 24002044, Official Public Records of Hays County, Texas.
6. Waterstone Notice of Applicability [Residential] [Units A, B, and C], recorded under Document No. 24003277, Official Public Records of Hays County, Texas.

ATTACHMENT 1

WATERSTONE RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Hays County, Texas.

24003456 CERTIFICATE
01/31/2024 04:19:23 PM Total Fees: \$33.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

