

After recording return to:
Robert D. Burton, Esq.
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600 W. 5th Street, Suite 900
Austin, Texas 78701
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**SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
WATERSTONE CROSSING RESIDENTIAL COMMUNITY, INC.**

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN THEIR ENTIRETIES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR WATERSTONE CROSSING RESIDENTIAL COMMUNITY, INC., INCLUDING BUT NOT LIMITED TO THAT CERTAIN MANAGEMENT CERTIFICATE OF WATERSTONE CROSSING RESIDENTIAL COMMUNITY, INC., RECORDED UNDER DOCUMENT NO. 24010054, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

The undersigned, being an officer of Waterstone Crossing 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: Waterstone Crossing.
2. The name of the association: Waterstone Crossing 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 Crossing Master Covenant [Residential], recorded under Document No. 23018312, Official Public Records of Hays County, Texas (the "**Covenant**"), pursuant to the recording of one or more Notices of Applicability.
4. The recording data for the Covenant and any amendments and/or supplements to thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the association: Waterstone Crossing Residential Community, Inc., c/o Goodwin & Company, 11950 Jollyville Road, Austin, Texas 78759.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Waterstone Crossing Residential Community, Inc.
	c/o Meritage Homes
Attn.:	Goodwin & Company
Mailing Address:	11950 Jollyville Road
	Austin, Texas 78759
Telephone Number:	855.289.6007
Email Address:	Emily.Francis@goodwintx.com

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

www.goodwintx.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 - \$500 for all Lots and Condominium Units, save and except those certain Waterstone Village Townhomes (defined below)

Working Capital Assessment
for the Waterstone Village Townhomes - \$100

Transfer Fee - \$340

Resale Certificate Fee - \$375

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

*** The "Waterstone Village Townhomes" are those certain Condominium Units made subject to both the Covenant and that certain Development Area Declaration of Condominium Regime for Waterstone Village Townhomes, a Condominium, recorded under Document No. 23039739, Official Public Records of Hays County, Texas, as amended.*

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 17 day of February, 2025.

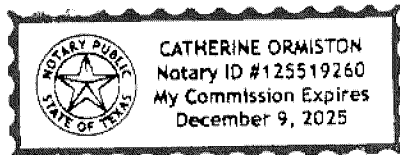
**WATERSTONE CROSSING RESIDENTIAL COMMUNITY,
INC.,** a Texas nonprofit corporation

By: *Brandon Hamann*
Name: BRANDON HAMANN
Title: President

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on 17 day of February, 2025,
by Brandon Hamann President of Waterstone Crossing Residential Community, Inc., a Texas nonprofit
corporation, on behalf of said nonprofit corporation.

[SEAL]



Catherine Ormiston
Notary Public Signature

ATTACHMENT 1

1. Waterstone Crossing Master Covenant [Residential], recorded under Document No. 23018312, Official Public Records of Hays County, Texas.
2. Waterstone Crossing Development Area Declaration [Residential], recorded under Document No. 23018430, Official Public Records of Hays County, Texas.
3. Development Area Declaration of Condominium Regime for Waterstone Village Townhomes, a Condominium, recorded as Document No. 23039739, Official Public Records of Hays County, Texas.
 - A. First Amendment to Development Area Declaration of Condominium Regime for Waterstone Village Townhomes, a Condominium, recorded as Document No. 24004830, Official Public Records of Hays County, Texas.
 - B. Second Amendment to Development Area Declaration of Condominium Regime for Waterstone Village Townhomes, a Condominium, recorded as Document No. 24011295, Official Public Records of Hays County, Texas.
 - C. Third Amendment to Development Area Declaration of Condominium Regime for Waterstone Village Townhomes, a Condominium, recorded as Document No. 24020860, Official Public Records of Hays County, Texas.
4. Waterstone Crossing Community Manual, recorded under Document No. 23018433, Official Public Records of Hays County, Texas.
5. Waterstone Crossing Adoption of Working Capital Assessment, recorded under Document No. 23018425, Official Public Records of Hays County, Texas.
6. Waterstone Crossing Notice of Applicability [Residential] [Limestone Creek Phase 1], recorded under Document No. 23042885, Official Public Records of Hays County, Texas.
7. Waterstone Crossing Notice of Applicability [Waterstone Village Townhomes, a Condominium], recorded under Document No. 23039741, Official Public Records of Hays County, Texas.
8. Waterstone Crossing Notice of Partial Waiver and Reduction of Working Capital Assessment, recorded under Document No. 24010021, Official Public Records of Hays County, Texas.

EXHIBIT "A"

SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE
WATERSTONE CROSSING RESIDENTIAL COMMUNITY, INC.

**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.

25005464 CERTIFICATE
02/18/2025 03:21:58 PM Total Fees: \$37.00

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

