

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
WATTERS CROSSING**

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF COLLIN §

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for **Watters Crossing Homeowners Association, Inc.**

- 1. The name of the subdivision is Watters Crossing.
- 2. The name of the association is Watters Crossing Homeowners Association, Inc.
- 3. The recording data for the subdivision is as follows:

<u>Subdivision</u>	<u>Recording Data</u>
Watters Crossing-Phase I	93-0049255 (or 19930623000492550), June 23, 1993
Watters Crossing-Phase II	94-0061827 (or 19940630000618270), June 30, 1994
Watters Crossing-Phase III	95-0062137 (or 19950825000621370), August 25, 1995

- 4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions and Restrictions for Watters Crossing recorded on or about June 29, 1993 under Document/Instrument No. 19930629000511700 of the Deed Records of Collin County, Texas.

Declaration of Covenants, Conditions and Restrictions for Watters Crossing Homeowners Association, Inc., recorded in the Property Records of Collin County, Texas as Document No. 96-0109408 on December 27, 1996.

First Amendment and Supplement to the Covenants, Conditions and Restrictions for Watters Crossing recorded on or about July 7, 1995 under Document/Instrument No. 95-0046854 (or 19950707000468540) of the Deed Records of Collin County, Texas.

Second Amendment and Supplement to the Covenants, Conditions and Restrictions for Watters Crossing recorded on or about March 26, 1996 under Document/Instrument No. 96-0023965 (or 19960326000239650) of the Deed Records of Collin County, Texas.

Third Amendment and Supplement to the Covenants, Conditions and Restrictions for Watters Crossing recorded on or about December 27, 1996 under Document/Instrument No. 96-0109408 (or 19961227001094080) of the Deed Records of Collin County, Texas.

5. The name and mailing address of the association:

Watters Crossing Homeowners Association, Inc.
c/o Neighborhood Management
1024 S. Greenville, Ste. 230
Allen, TX 75002

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Beverly Coghlan
c/o Neighborhood Management
1024 S. Greenville, Ste. 230
Allen, TX 75002
972-359-1548
managementcertificate@nmitx.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

<https://neighborhoodmanagement.com/>

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate Fee	\$375.00
Updated Resale Certificate Fee	\$75.00
Transfer Fee	\$250.00
Optional Inspection Fee	\$150.00
Working Capital Contribution	\$395.00

9. Other information the association considers appropriate:

For all resale and refinance information <https://www.homewisedocs.com/>

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 10th day of September, 2021.

Watters Crossing Homeowners Association, Inc.,
a Texas non-profit corporation

By: Beverly Coghlan
Name: Beverly Coghlan
Title: President WMA

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF Collin §

This instrument was acknowledged before me on the 10th day of September, 2021, by Beverly Coghlan, Managing Agent of Watters Crossing Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

Deann Weeks
Notary Public in and for the State of Texas

My Commission Expires: 8-5-2024

