



**MANAGEMENT CERTIFICATE for
WATERFORD COMMUNITY ASSOCIATION, INC.**

Pursuant to Section 209.004 of the Texas Property Code, the Waterford Community Association, Inc. (the "Association") hereby files the following Management Certificate.

1. Name of the Subdivision

Waterford Estates

2. Name of the Property Owners Association:

Waterford Community Association, Inc.

3. Recording Data for the Subdivision:

Waterford, Section One, a repeat of Kingsbridge, Section One, a subdivision in Fort Bend County, Teas, according to the map or plat thereof recorded in Volume 26, Page 16 of the Map Records of Fort Bent County, Texas

4. Recording Date for the Declaration:

Declaration of Covenants, Conditions & Restrictions of Waterford, Section One, recorded under Clerk's File No. 44619 of the Real Property Records of Fort Bend County, Texas

Amendment to Declaration of Covenants, Conditions & Restrictions of Waterford, Section One, recorded under Clerk's File No. 86301 of the Real Property Records of Fort Bend County, Texas

5. Name and Mailing Address of the Association:

Waterford Community Association, Inc.
% Deborah Moncrief, President
EasyHOA self management
9818 Penton Drive, Sugar Land, TX 77498
Email: waterfordcommunityassociationinc@easyhoa.email
Telephone: (346) 634-2070

6. Name and Mailing Address of Designated Representative for the Association:

Waterford Community Association, Inc.
% Deborah Moncrief, President
9818 Penton Drive, Sugar Land, TX 77498
Email: d.moncrief@att.net
Telephone: (281) 300-9878

7. Website Address for accessing Association's Dedicatory Instruments:

www.waterfordcommunityassociationinc.com

8. Fees Charged by the Association Relating to the Property Transfer in the Subdivision:

Resale Certificate	\$310.00
Certified Statement of Account (Transfer Fee)	\$310.00
Refinance Statement of Account	\$250.00
Expedite Fee for any of the above	\$200.00

Disclaimer: This management certificate does not purport to include every piece of recorded information about the Association nor does state law require that such a comprehensive catalog of dedicatory instruments appear in this certificate. The purpose of the management certificate is to identify the Association and relevant contact information for the same in observance and compliance with the Texas Property Code Section 2009.004.

EXECUTED ON this 14th day of April, 2025

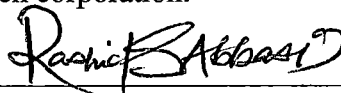
Waterford Community Association, Inc.
Acting by and through its Managing Agent,


Deborah Moncrief, President
Waterford Community Association, Inc.

STATE OF TEXAS

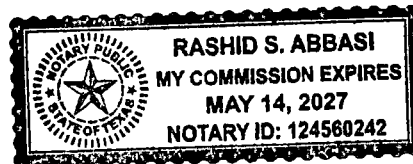
COUNTY OF FORT BEND

This instrument was acknowledged before me on the 14th day of APRIL, 2025, by Deborah Moncrief, Managing Agent for the Waterford Community Association, Inc., a Texas non-profit corporation, on behalf of such corporation.


Notary Public, State of Texas

After recording, please return to:

Waterford Community Association, Inc.
9818 Penton Drive
Sugar Land, TX 77498
281-300-9878



RETURNED AT COUNTER TO:

Waterford Community Assn, INC.
9818 PENTON DR.
SUGAR LAND, TX 77498
DEBORAH MONCRIEF

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

April 14, 2025 02:45:00 PM

FEE: \$19.00 JR

2025035156

