



**WATERSIDE ESTATES COMMUNITY ASSOCIATION, INC.
MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by Waterside Estates Community Association, Inc. (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of Subdivision: Waterside Estates CA

Name of the Association: Waterside Estates Community Association, Inc.

Community	County	Document Type	Instrument No.	Date Recorded
Waterside Estates Community Association, Inc.	Fort Bend	Declaration of Covenants Conditions and Restrictions	2000014166	25-Feb-00
		By-Laws	2000027574	6-Apr-00
		Modification Guidelines for Modification Committee	2001013337	16-Feb-01
		Architectural Control Guidelines	2001013338	16-Feb-01
		2nd Supplemental Declaration of Covenants Conditions and Restrictions-Section 1	2001034202	25-Apr-01
		1st Amendment to Declaration of Covenants Conditions and Restrictions	2001090108	24-Sep-01
		1st Amendment to Declaration of Covenants Conditions and Restrictions	2001090109	24-Sep-01
		Management Certificate	2001105943	8-Nov-01
		3rd Supplemental Declaration of Covenants Conditions and Restrictions	2002098515	11-Sep-02
		2nd Amendment to Architectural Control Guidelines	2003005366	13-Jan-03
		Supplemental Management Certificate	2004139278	15-Nov-04
		3rd Amendment to Architectural Control Guidelines	2004153348	20-Dec-04
		Declaration of Sanitary Sewer Line Easement	2005025333	4-Mar-05
		Declaration of Sanitary Sewer Line and Water Line Easement	2005025334	4-Mar-05
		1st Amendment to Bylaws	2005057423	18-May-05
		Modification and Deed Restriction Guidelines	2006031404	20-Mar-06
		Rules and Regulations and Fine Schedule	2007091864	24-Jul-07
		Management Certificate	2008092918	22-Aug-08
		Management Certificate	2010019537	8-Mar-10
		Notice of Dedicatory Instrument	2010019538	8-Mar-10
		Supplemental Notice of Dedicatory Instruments (Guidelines Relating to Rain Harvesting, Solar Energy Devices, Storm	2012008400	25-Jan-12

		and Energy Efficient Shingles, Flags & Religious Items)		
		Supplemental Notice of Dedicatory Instruments (Collection Policy)	2012122320	24-Oct-12
		Amendment to Regulations Regarding Flags and Flagpoles	2013151002	5-Dec-13
		Regulations Regarding Drought-Resistant Landscaping and Water Conserving Turf	2013151003	5-Dec-13
		Fence Specifications	2015112898	2-Oct-15
		Board Resolution Regarding Approval of Foreclosure/Enforcement Actions	2016028051	21-Mar-16

Name and Mailing Address of the Association

Waterside Estates Community Association, Inc.
c/o Houston Community Management
18333 Egret Bay Blvd
Houston, Texas 77058

Name, Mailing Address, Telephone Number, and Email Address of Person Managing the Association or its Designated Representative

Houston Community Management
18333 Egret Bay Blvd #305
Houston, TX 77058
832-864-1200
customerservice@houcomm.com

Website Address of the Association

www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$75.00
Resale Certificate: Starting \$370.00
Resale Certificate Update: Starting \$72.00
Legacy Account Closure Fee: \$220.00
Refinance Statement of Account: Starting \$75.00
Transfer Fee: None Noted
Working Capitalization Fees: None Noted
Expedite Fee for Resale Certificate prior to 10 business day deliver obligation: \$175.00 for 1 day and \$125.00 for 3 day.

Executed on this the 17 day of April, 2025.

Waterside Estates Community
Association, Inc., acting by and
through its managing agent, Houston
Community Management of Houston
Texas

Tracy Downs
Tracy Downs, Branch Vice President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 17 day of April, 2025 by
Tracy Down, Branch Vice President with Houston Community Management, the managing
agent for Waterside Estates Community Association, Inc., a Texas nonprofit corporation, on
behalf of such corporation.

[Signature]
Notary Public, State of Texas

When recorded return to:
Houston Community Management
18333 Egret Bay Blvd #305
Houston, TX 77058