

PROPERTY OWNERS ASSOCIATION 5<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**WATERS EDGE GATED HOMEOWNERS ASSOCIATION, INC.**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas §

County of Harris §

1. Name of Subdivision: Waters Edge Gated Subdivision
2. Subdivision Location: Harris County
3. Name of Homeowners Association: Waters Edge Gated Homeowners Association, Inc.
4. Recording Data for Association: See below
5. Recording Data for Declaration: The subdivisions are subject to those certain documents entitled "Master Declaration of Covenants, Conditions and Restrictions of Waters Edge", recorded under Harris County, Texas Clerk's File No. 20070727490; and "Declaration of Covenants, Conditions and Restrictions of Gated Sections of Waters Edge", recorded under Harris County, Texas Clerk's File No. 20070442742.

Name of Subdivision	Recording Data for Subdivision
Waters Edge, Section One (1)	Volume 600, Page 274, Map Records of Harris County, Texas
Waters Edge, Section Two (2)	Volume 604, Page 214, Map Records of Harris County, Texas
Waters Edge, Section Three (3)	Volume 604, Page 216, Map Records of Harris County, Texas
Waters Edge, Section Four (4)	Volume 604, Page 218, Map Records of Harris County, Texas
Waters Edge, Section Five (5)	Volume 623, Page 206, Map Records of Harris County, Texas
Waters Edge, Section Seven (7)	Volume 623, Page 209, Map Records of Harris County, Texas
Waters Edge, Section Eight (8)	Volume 623, Page 10, Map Records of Harris County, Texas
Waters Edge, Section Nine (9)	Volume 623, Page 12, Map Records of Harris County, Texas

RP-2021-636571

Resolution of Waters Edge Gated Homeowners Association, Inc. Regarding Adoption of Amendments to Bylaws are filed under Document No. RP-2019-345984.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

The below Waters Gated Homeowners Association, Inc. guidelines, policies, and resolutions are filed under Document No. 2018-65437:

- Billing Policy and Payment Plan Guidelines
- Records Inspection Policy
- Membership Voting Policy
- E-mail Registration Policy
- Conflict of Interest Policy
- Application of Payments Policy
- Electronic and Telephonic Action Policy
- Standby Electric Generators Guidelines

Waters Edge Gated Homeowners Association, Inc. Social Media Policy is filed under Document No. RP-2020-95485.

Waters Edge Gated Homeowners Association, Inc Resolution Regarding adoption of Gate Monitoring Camera Access, Viewing and Disclosure Policy is filed under Document No. RP-2020-637104

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management  
17319 San Pedro Ave, #318  
San Antonio, TX 78232  
contact@spectrumam.com  
210-494-0659  
[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:
    - 1 business day = \$120.00 / 3 business days = \$95.00
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
  - Rush for Statement of Account only:
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account only:
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 27 day of October, 2021.

Waters Edge Gated Homeowners Association, Inc.

By: [Signature]  
Shelby Schilleci (of Spectrum Association Management), Managing Agent

State of Texas §

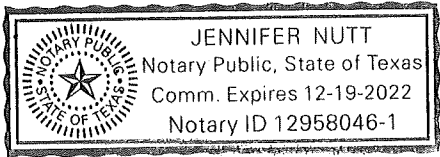
County of Bexar §

This instrument was acknowledged and signed before me on 27  
October, 2021 by Shelby Schilleci, representative of Spectrum Association

Management, the Managing Agent of Waters Edge Gated Homeowners Association, Inc., on behalf of  
said association.

[Signature]  
Notary Public, State of Texas

After Recording, Return To:  
Spectrum Association Management  
Attn: Transitions  
17319 San Pedro Ave., Ste. #318  
San Antonio, TX 78232



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# Pages 4  
11/03/2021 04:30 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$26.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or  
use of the described real property because of color or  
race is invalid and unenforceable under federal law.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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