

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR
WATERSTONE ON LAKE CONROE PROPERTY OWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

Waterstone on Lake Conroe Property Owners Association, Inc., a Texas non-profit corporation, files this Property Owners Association Management Certificate pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) The name of the subdivision is Waterstone on Lake Conroe;
- (2) The name of the association is Waterstone on Lake Conroe Property Owners Association, Inc.;
- (3) The recording data for the Subdivision, recorded in the Map Records of Montgomery County, Texas, is as follows:
 - (a) Amending Plat of Waterstone on Lake Conroe, Section One, under Document No. 2008086476, and Cabinet Z, Sheets 1356-1359;
 - (b) Waterstone on Lake Conroe, Section Two, under Document No. 2015079383, and Cabinet Z, Sheets 3577-3584;
- (4) The recording data for the declaration and any amendments to the declarations, recorded in the Real Property Records of Montgomery County, Texas, is as follows:
 - (a) Declaration of Covenants, Conditions and Restrictions for Waterstone on Lake Conroe, Section One, recorded under Clerk's File No. 2008089583;
 - (b) First Amendment to Declaration of Covenants, Conditions and Restrictions for Waterstone on Lake Conroe, Section One, recorded under Clerk's File No. 2018072435;
 - (c) Declaration of Covenants, Conditions and Restrictions for Waterstone on Lake Conroe, Section Two, recorded under Clerk's File No. 2015086608;
 - (d) First Amendment to Declaration of Covenants, Conditions and Restrictions for Waterstone on Lake Conroe, Section Two, recorded under Clerk's File No. 2018072436;
- (5) the name and mailing address of the Association is Waterstone on Lake Conroe Property Owners Association, Inc., c/o FirstService Residential, 2925 Briar Park, Suite 700, Houston, Texas 77042.
- (6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

(a) FirstService Residential, 2925 Briar Park, Suite 700, Houston, Texas 77042

(b) 877-253-9689

(c) houston@fsresidential.com

(7) The Association's website address is: <https://waterstoneonlakeconroe.connectresident.com/>

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

(a) Transfer Fee - \$490.00

(b) Resale Certificate Fee - \$375.00;

(c) Updated Resale Certificate - \$75.00;

(d) Refinance Statement of Account - \$100.00;

(e) Welcome Packet Fee - \$26.50

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 23 DAY OF October, 2024.

By: [Signature], on behalf of FirstService Residential
Managing Agent for Waterstone on Lake Conroe Property Owners Association, Inc.

[Signature]
Print Name

STATE OF TEXAS §

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COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared [Signature], of FirstService Residential, Managing Agent for Waterstone on Lake Conroe Property Owners Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 23 day of October, 2024.

[Signature]
Notary Public, State of Texas

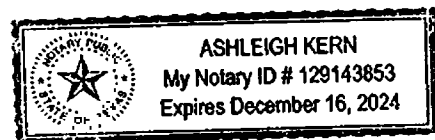
AFTER RECORDING RETURN TO:

MAIA BARTEE

Assistant General Counsel

FirstService Residential

14951 Dallas Pkwy Suite 600 Dallas, TX 75254



E-FILED FOR RECORD

10/28/2024 03:45PM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

10/28/2024



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas