


MARY LOUISE NICHOLSON
COUNTY CLERK

MANAGEMENT CERTIFICATE FOR
THE WATERMERE AT SOUTHLAKE CONDOMINIUMS AND THE
WATERMERE AT SOUTHLAKE CONDOMINIUM ASSOCIATION, INC.

(pursuant to Section 82.116 of the Texas Property Code)

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

I, Dwight Custis, President of the Watermere at Southlake Condominium Association, Inc. (hereafter referred to as “Association”), a Texas non-profit corporation, submit the following Management Certificate.

- (1) Name Of The Condominium: Watermere at Southlake Condominiums
- (2) Name Of The Association: Watermere at Southlake Condominium Association, Inc.
- (3) Location Of The Condominium: 251 Watermere Drive, Southlake, Texas 76092
- (4) Recording Data For The Declaration And Any Amendments To The Declaration:

“First Amended and Restated Declaration and Master Deed for Watermere at Southlake Condominiums” recorded on June 6, 2022 as Document Number D222144410 of the Official Public Records of Tarrant County, Texas

“Amendment to the First Amended and Restated Declaration and Master Deed for Watermere at Southlake Condominiums” recorded on June 3, 2025 as Document Number D225100144 of the Official Public Records of Tarrant County, Texas

- (5) Mailing Address Of The Association:

251 Watermere Drive
Southlake, Texas 76092

- (6) Name, Mailing Address, Telephone Number, And E-Mail Address Of Any Management Company:

Watermere at Southlake Condominium Association Manager, LLC
Attn. Dennis McWilliams
251 Watermere Drive
Southlake, Texas 76092
(817) 337-7500
dmcwilliams@watermeresouthlakeretirement.com

(7) Website Address Of Any Internet Website On Which The Association's Dedicatory Instruments Are Available In Accordance With Section 82.1142 Of The Texas Property Code:

<https://www.watermere-at-southlake.com/>

(8) The Amount And Description Of A Fee Or Fees Charged To A Unit Seller Or Buyer Relating To A Transfer Of A Property Interest In A Unit Of The Condominium:

\$20,000 Club Membership, Section 4.03(a) of the First Amended and Restated Declaration and Master Deed for Watermere at Southlake Condominiums recorded on June 6, 2022 as Document Number D222144410 of the Official Public Records of Tarrant County, Texas

\$3,500 Working Capital and Reserve Fund, Section 5.08 of the First Amended and Restated Declaration and Master Deed for Watermere at Southlake Condominiums recorded on June 6, 2022 as Document Number D222144410 of the Official Public Records of Tarrant County, Texas

(9) Other Information The Association Considers Appropriate:

Notice of Filing of Dedicatory Instruments for Watermere at Southlake Condominium Association, Inc. (Open Records Production Policy And Records Retention Policy For The Watermere At Southlake Condominium Association, Inc.) recorded on March 3, 2025 as Document Number D225034372 of the Official Public Records of Tarrant County, Texas

Note: This Management Certificate does not claim to identify all recorded documents of the Association.

(signature page follows)

CERTIFICATION

"I, the undersigned, being the President of the Watermere at Southlake Condominium Association, Inc., hereby certifies that this Management Certificate is effective as of its date of execution."

Watermere at Southlake Condominium Association, Inc.,
a Texas nonprofit corporation,

Dwight Custis, President
Dwight Custis, President

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on October 22, 2025, by
Dwight Custis, President of the Watermere at Southlake Condominium Association, Inc.,
a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Danielle DeBaca
Notary Public, State of Texas

