

WATERFORD POINT PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Waterford Point Property Owners Association (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: Waterford Point Property Owners Association

Name of the Association: Waterford Point Property Owners Association

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Galveston County, Texas, as follows;

Vol. 18, Page 267, File No. 9041801, Amending Plat Vol. 18, Page 301, File No. 9118829, Replat Vol. 18, Page 651, File No. 9651050, Replat Vol. 2003A, Page 117, File No. 2003081747

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Galveston County, Texas, as follows:

- (a) Property Owners Association Management Certificate, Conditions and Restrictions, under Galveston County Clerk's File No. 2013077041, along with any amendments or supplements thereto;
- (b) Property Owners Association Management Certificate, Conditions and Restrictions, under Galveston County Clerk's File No. 2010060981, along with any amendments or supplements thereto;
- (c) Management Certificate For H-W Properties, Inc. d/b/a Waterford Harbor Master Association, Conditions and Restrictions, under Galveston County Clerk's File No. 2003007210, along with any amendments or supplements thereto;
- (d) ACC Denial and Appeal Hearing Policy, under Galveston County Clerk's File No. 2022048715, along with any amendments or supplements thereto;
- (e) Architectural Review Authority Policy & Charter, under Galveston County Clerk's File No. 2022048714, along with any amendments or supplements thereto;
- (f) Deed Restriction Hearing Policy, under Galveston County Clerk's File No. 2022048713, along with any amendments or supplements thereto;
- (g) Large Contract Bid Solicitation Policy, under Galveston County Clerk's File No. 2022048712, along with any amendments or supplements thereto;

- (h) Policy Regarding Records Inspection & Production, under Galveston County Clerk's File No. 2022048711, along with any amendments or supplements thereto;
- (i) Policy Regarding Records Retention, under Galveston County Clerk's File No. 2022048710, along with any amendments or supplements thereto;

Name and Mailing Address of the Association

Waterford Point Property Owners Association
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.

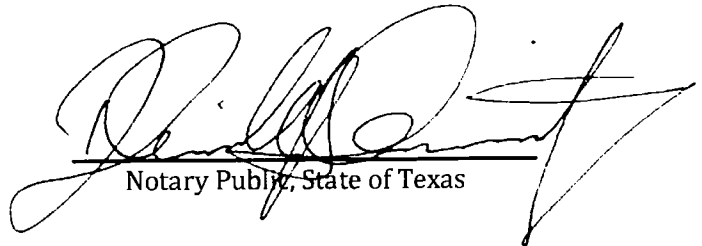
Executed on this the 7 day of may 2025.

Waterford Point Property Owners
Association acting by and through its
managing agent, Houston Community
Management of Houston Texas

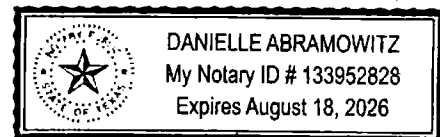

Rebecca Full, Branch President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 7 day of MAY, 2025 by
Rebecca Full , Branch President with Houston Community Management, the managing agent
for Waterford Point Property Owners Association a Texas nonprofit corporation, on behalf
of such corporation.


Notary Public, State of Texas

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



FILED AND RECORDED

Instrument Number: 2025027309

Recording Fee: 33.00

Number Of Pages: 4

Filing and Recording Date: 06/12/2025 9:52AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink, reading "Dwight D. Sullivan". The signature is fluid and cursive, with a large, sweeping "S" at the end.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*