## PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE WATERWAY VILLAGE TOWNHOME ASSOCIATION, INC.

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

WATERWAY VILLAGE TOWNHOME 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 Waterway Village Townhomes;
- (2) the name of the Association is Waterway Village Townhome Association, Inc.;
- (3) the Subdivision is recorded in the Real Property Records of Montgomery County, Texas, as follows:
  - (a) Waterway Village, under Document No. 2003111514;
  - (b) Waterway Village, Amending Plat No. 1, under Document No. 2004010200;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Montgomery County, Texas, as follows:
  - (a) Declaration of Restrictive Covenants of Waterway Village Townhomes, under Document No. 2003120958;
- (5) the name and mailing address of the Association is:
  - (a) Waterway Village Townhome Association, Inc., c/o FirstService Residential Houston, 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 Houston, 2925 Briar Park, Suite 700, Houston, Texas 77042;
  - (b) (877) 253-9689;
  - (c) houston@fsresidential.com;
- (7) The Association's website address is: https://waterwayvillage.connectresident.com;

- (8) The following fees are charged by the Association relating to a property transfer in the Subdivision:
  - (a) Resale Certificate Fee \$375.00;
  - (b) Update Resale Certificate Fee \$75.00
  - (c) Transfer Fee \$340.00;
  - (d) Refinance Fee \$100.00;

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- (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 to perform 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 TO DATE OF TAM.	, 2024.			
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Ashlegh Print Name	Kern	-		
STATE OF TEXAS	§ 8			
COUNTY OF MONTGOMERY	§			
BEFORE ME, the unders	f FirstService Reside	ntial Houston, I	Managing A	gent for
same for the purposes and in the capac	ity therein expressed.			

Given under my hand and seal of office this the 13 day of November, 2024.

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

MAIA BARTEE

Assistant General Counsel FirstService Residential

14951 Dallas Pkwy Suite 600 Dallas, TX 75254

Doc #: 2024115046

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## **E-FILED FOR RECORD**

11/15/2024 12:19PM



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.

## 11/15/2024

County Clerk, Montgomery County, Texas