

## WATERFRONT AT ENCHANTED BAY HOMEOWNERS ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **WATERFRONT AT ENCHANTED BAY HOMEOWNERS 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 the Subdivision:** WATERFRONT AT ENCHANTED BAY HOMEOWNERS ASSOCIATION

**Name of the Association:** WATERFRONT AT ENCHANTED BAY HOMEOWNERS ASSOCIATION

**Recording Data for Association:**

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

- (a) Waterfront at Enchanted Bay Homeowners Association, recorded under Film Code No. D199253769, along with any supplements or replats thereof;
- (b) Waterfront at Enchanted Bay Homeowners Association Replat, recorded under Film Code No. D202101454, along with any supplements or replats thereof;

**Recording Data for Restrictions:**

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

- (a) Notice of Filing of Dedicatory Instruments for Waterfront at Enchanted Bay Homeowners Association, under Tarrant County Clerk's file no. D212028581
- (b) Notice of Filing of Dedicatory Instruments for Waterfront at Enchanted Bay Homeowners Association, under Tarrant County Clerk's file no. D212028584
- (c) Second Supplemental Certificate and Memorandum of Recording of Association Documents for Waterfront at Enchanted Bay Homeowners Association, under Tarrant County Clerk's file no. D205228467
- (d) Notice of Filing of Dedicatory Instruments for Waterfront at Enchanted Bay Homeowners Association, under Tarrant County Clerk's file no. D212028585
- (e) Notice of Filing of Dedicatory Instruments for Waterfront at Enchanted Bay Homeowners Association, under Tarrant County Clerk's file no. D212028580
- (f) Notice of Filing of Dedicatory Instruments for Waterfront at Enchanted Bay Homeowners Association, under Tarrant County Clerk's file no. D212028586
- (g) Certificate and Memorandum of Recording of Association Documents for Waterfront at Enchanted Bay Homeowners Association, under Tarrant County Clerk's file no. D204333111
- (h) Certificate and Memorandum of Recording of Association Documents for Waterfront at Enchanted Bay Homeowners Association, under Tarrant County Clerk's file no. D204348316
- (i) Notice of Filing of Dedicatory Instruments for Waterfront at Enchanted Bay Homeowners Association, under Tarrant County Clerk's file no. D212028583
- (j) Amendments to the Declaration of The Waterfront at Enchanted Bay, under Tarrant County Clerk's file no. D204020754
- (k) First Supplemental Certificate and Memorandum of Recording of Association Documents for Waterfront at Enchanted Bay Homeowners Association, Inc., under Tarrant County Clerk's file no. D204381080
- (l) Notice of Filing of Dedicatory Instruments for Waterfront at Enchanted Bay Homeowners Association, under Tarrant County Clerk's file no. D212028582
- (m) Declaration of The Waterfront at Enchanted Bay, under Tarrant County Clerk's file no. D199143982

**Name and Mailing Address of the Association**

Waterfront at Enchanted Bay Homeowners Association  
c/o Principal Management Group of North Texas  
801 E. Campbell Rd #620  
Richardson, TX 75081

**Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative**

Principal Management Group of North Texas  
801 E. Campbell Rd #620  
Richardson, TX 75081  
214-368-4030  
NTXcustomer@associa.us

**Website Address of the Association**

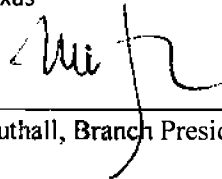
[www.townsq.io](http://www.townsq.io)  
[www.waterfrontatenchantedbay.previews.townsq.io](http://www.waterfrontatenchantedbay.previews.townsq.io)  
[webtx.org](http://webtx.org)

**Property Transfer Fee(s) Charged by the Association:**

New account setup fee establishing new owner's account in the association's records: \$45  
Resale Certificate: \$375  
Resale Certificate Update: \$75  
Legacy Account Closure Fee: \$220  
Refinance Statement of Account: \$75  
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite  
\$120 for 3 day expedite

Executed on this the 22 day of April, 2022

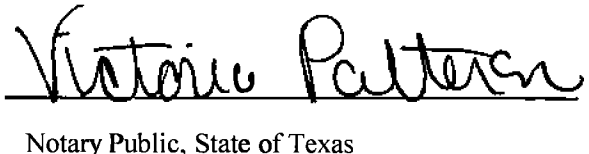
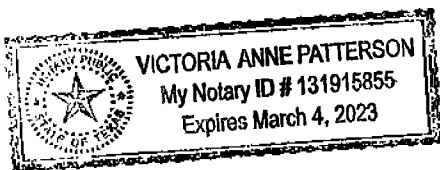
Waterfront at Enchanted Bay Homeowners Association, acting  
by and through its managing agent, Principal Management Group of  
North Texas



\_\_\_\_\_  
Mark Southall, Branch President

STATE OF TEXAS           §  
  §  
COUNTY OF TARRANT   §

This instrument was acknowledged before me on the 22 day of April, 2022 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for Waterfront at Enchanted Bay Homeowners Association, a Texas nonprofit corporation, on behalf of such corporation.



\_\_\_\_\_  
Notary Public, State of Texas