


MARY LOUISE NICHOLSON
TARRANT COUNTY CLERK

SOUTH VILLAGE AT WATERMERE HOMEOWNERS ASSOCIATION INC MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **SOUTH VILLAGE AT WATERMERE HOMEOWNERS ASSOCIATION INC** (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: SOUTH VILLAGE AT WATERMERE HOMEOWNERS ASSOCIATION INC

Name of the Association: SOUTH VILLAGE AT WATERMERE HOMEOWNERS ASSOCIATION INC

Recording Data for Association:

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

- (a) South Village at Watermere Homeowners Association Inc, recorded under Film Code No. D214208586, 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) Amended and Restated Declaration of Covenants, Conditions and Restrictions for South Village at Watermere, under Tarrant County Clerk's file no. D220193534
- (b) Builder Deposit Rules and Regulations for South Village at Watermere, under Tarrant County Clerk's file no. D221191116
- (c) Notice of Filing of Dedicatory Instruments for South Village at Watermere, under Tarrant County Clerk's file no. D215078423
- (d) Amended and Restated Declaration of Covenants, Conditions and Restrictions for South Village at Watermere, under Tarrant County Clerk's file no. D220195913
- (e) Notice of Filing of Dedicatory Instruments for South Village at Watermere Homeowners Association Inc., under Tarrant County Clerk's file no. D220308877
- (f) Governing Documents Enforcement and Fine Policy for South Village at Watermere Homeowners' Association, Inc., under Tarrant County Clerk's file no. D218205311
- (g) Declaration of Covenants, Conditions and Restrictions for South Village at Watermere, under Tarrant County Clerk's file no. D214216260
- (h) First Amendment to Declaration of Covenants, Conditions and Restrictions for South Village at Watermere, under Tarrant County Clerk's file no. D216010778
- (i) First Amendment to fee schedule for South Village at Watermere, under Tarrant County Clerk's file no. D220119870
- (j) Amendment and covenant to share cost under Tarrant County Clerk's file no. D214215402

Name and Mailing Address of the Association

South Village at Watermere Homeowners Association Inc
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
NTXcustomercare@associa.us

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: \$45
Working Capital Fee: \$2000
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 29 day of JUNE, 2022

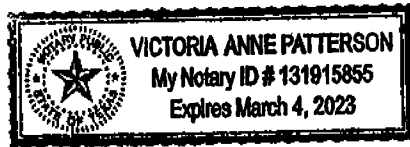
South Village at Watermere Homeowners Association Inc,
acting by and through its managing agent, Principal Management
Group of North Texas



Mark Southall, Branch President

STATE OF TEXAS §
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COUNTY OF TARRANT §

This instrument was acknowledged before me on the 29 day of June, 2022 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for South Village at Watermere Homeowners Association Inc., a Texas nonprofit corporation, on behalf of such corporation.



Victoria Patterson
Notary Public, State of Texas

When recorded return to:
Principal Management Group of North Texas
801 E. Campbell RD #620
Richardson, TX 75081