

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
WAVERLY ESTATES RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Waverly Estates Residential Community, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS MANAGEMENT CERTIFICATE AMENDS AND RESTATES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF WAVERLY ESTATES RESIDENTIAL COMMUNITY, INC., RECORDED UNDER DOCUMENT NO. 2023000066727, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS.

1. The name of the subdivision: Waverly Estates.
2. The name of the Association: Waverly Estates Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Collin County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Waverly Estates, recorded under Document No. 2023000066586 in the Official Public Records of Collin County, Texas, as may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Waverly Estates Residential Community, Inc., c/o Assured Management Incorporated, 2500 Legacy Drive, Suite 220, Frisco, Texas 75034, Attn: Margie Maxwell, Executive Officer.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Waverly Estates Residential Community, Inc. c/o Assured Management Incorporated
Mailing Address:	2500 Legacy Dr., Ste 220, Frisco, TX 75034
Attn:	Margie Maxwell, Executive Officer
Telephone Number:	469-480-8000
Email Address:	mmaxwell@assuredmanagement.com

7. Website to access the Association's dedicatory instruments:
www.assuredmanagement.com
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Working Capital Assessment - \$500.00

Transfer Fee - \$150.00

Resale Certificate Fee - \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 7th day of February, 2024.

WAVERLY ESTATES RESIDENTIAL COMMUNITY,
INC.,
a Texas nonprofit corporation

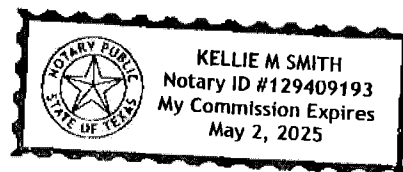
By: [Signature]
Name: BLAKE ARNOLD
Title: ASST. SECRETARY

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on the 18 day of February, 2024, by BLAKE ARNOLD ASST. SECRETARY of WAVERLY ESTATES RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)

[Signature]
Notary Public Signature



AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Waverly Estates, recorded under Document No. 2023000066586 in the Official Public Records of Collin County, Texas, as may be amended from time to time.
2. Waverly Estates Community Manual, recorded under Document No. 2023000066655 in the Official Public Records of Collin County, Texas.
 - (a) Waverly Estates First Supplement to Community Manual, recorded under Document No. 2024000014723 in the Official Public Records of Collin County, Texas.
3. Waverly Estates Adoption of Working Capital Assessment, recorded under Document No. 2023000066639 in the Official Public Records of Collin County, Texas.
4. Waverly Estates Notice of Plat Recordation [Phases 1A and 1B], recorded under Document No. 2023000066657 in the Official Public Records of Collin County, Texas.

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2024000014787

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: February 08, 2024 03:53 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2024000014787
Receipt Number: 20240208000668
Recorded Date/Time: February 08, 2024 03:53 PM
User: Devon O
Station: Station 4

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF COLLIN

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX