



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

**Waterstone Owners Association
Management Certificate**

Apr 07, 2025 11:43 AM Fee: \$33.00

2025036638

Electronically Recorded

This Property Owners' Association Management Certificate is being recorded by Waterstone Owners Association (the Association) in compliance with the terms of the Texas Property Code Section 209.004 and supersedes any prior management certificate filed by the Association. The Association submits the following information:

Name of the Subdivision: Waterstone Lake Travis

Name of the Association: Waterstone Owners Association

Subdivision Location: 1101 Ilean Pearson Rd, Lago Vista, TX 78645

Recording Data for the Declaration is: Recorded in Document No. 2009062904 in the Real Property Records of Travis County, Texas.

Other Information the Association Considers Appropriate:

First Amendment to Amended and Restated Declaration of Waterstone Condominiums recorded in Document No. 2009087680 in the Real Property Records of Travis County, Texas.

Second Amendment to Amended and Restated Declaration of Waterstone Condominiums recorded in Document No. 2009133726 in the Real Property Records of Travis County, Texas.

Third Amendment to Amended and Restated Declaration of Waterstone Condominiums recorded in Document No. 2009189074 in the Real Property Records of Travis County, Texas.

Fourth Amendment to Amended and Restated Declaration of Waterstone Condominiums recorded in Document No. 2010039020 in the Real Property Records of Travis County, Texas.

Fifth Amendment to Amended and Restated Declaration of Waterstone Condominiums recorded in Document No. 2010107880 in the Real Property Records of Travis County, Texas.

Sixth Amendment to Amended and Restated Declaration of Waterstone Condominiums recorded in Document No. 2014170577 in the Real Property Records of Travis County, Texas.

Name and Mailing Address of the Association:

Waterstone Owners Association
c/o RowCal Management – Attn: Community Manager
PO Box 421150
Minneapolis, MN 55442

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

Waterstone Owners Association
c/o RowCal Management – Attn: Community Manager
PO Box 421150
Minneapolis, MN 55442

Website Address of the Association:

<https://www.rowcal.com>

Property Transfer Fee(s) Charged by the Association:

Resale Certificate: \$450
Advanced Dues: Current monthly assessment rate 2x
Capital Reserves: Current monthly assessment rate 2x
Resale Certificate UPDATE (1-180 days): \$75
Transfer Fees: \$275
HomeWise Convenience Fee: \$9.95
HomeWise Process Fees: \$20-50
Resale Certificate RUSH: \$75-125

Other Information

Prospective purchases are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

ACKNOWLEDGEMENT

State of Texas

County of Travis

Signed this the 2nd day of April, 2025.

Waterstone Owners Association
(A TEXAS NON-PROFIT CORPORATION)

RowCal Management, LLC
Name of Association or Person Managing Association

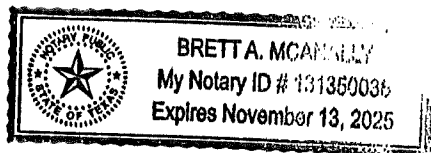
By: Sawyer Stubbs

Sawyer Stubbs - Managing Agent

Printed Name and Title of the Above Person

BEFORE ME, the undersigned notary public, on this the 2nd day of April,
2025.

Acknowledged this instrument was signed for the purposes and intent herein expressed.



A handwritten signature in black ink, appearing to read "Brett M. Anally".

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Printed Name of Notary Brett M. Anally

My Commission Expires 11/13/2025

After recording, return to the managing agent, RowCal Management:

Waterstone Owners Association

c/o RowCal Management – Attn: Community Manager

PO Box 421150

Minneapolis, MN 55442