

**MANAGEMENT CERTIFICATE
OF
THE WATERFRONT ON PARK RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of The Waterfront on Park 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:

1. The name of the subdivision: The Waterfront on Park.
2. The name of the Association: The Waterfront on Park Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All of that certain real property situated in Tarrant County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for The Waterfront on Park, recorded under Document No. D224068944 in the Official Public Records of Tarrant County, Texas, as the same 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: The Waterfront on Park Residential Community, Inc., c/o Legacy Southwest Property Management, LLC, 8668 John Hickman Pkwy.; Ste 801, Frisco, Texas 75034.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	The Waterfront on Park Residential Community, Inc. c/o Legacy Southwest Property Management
Mailing Address:	8668 John Hickman Pkwy., #801, Frisco, TX 75034
Attn:	Danielle Lascalere
Telephone Number:	214-705-1615
Email Address:	danielle@legacysouthwestpm.com

7. Website to access the Association's dedicatory instruments:
www.legacysouthwestpm.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 - \$5,000.00

Transfer Fee - \$150.00

Resale Certificate Fee - \$350.00 - \$450.00

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 19th day of March, 2024.

**THE WATERFRONT ON PARK RESIDENTIAL
COMMUNITY, INC.,**
a Texas nonprofit corporation

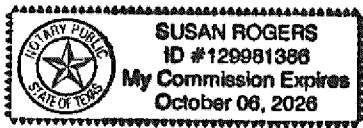
By: W. Christopher Price
Printed Name: W. Christopher Price
Title: President

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on the 19th day of March, 2024, by W. Christopher Price, President of THE WATERFRONT ON PARK RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)

[Signature]
Notary Public Signature



AFTER RECORDING RETURN TO:
Kristi E. Stotts, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: kstotts@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for The Waterfront on Park, recorded under Document No. D224068944 in the Official Public Records of Tarrant County, Texas, as the same may be amended from time to time.
2. The Waterfront on Park Community Manual, recorded under Document No. D224069133 in the Official Public Records of Tarrant County, Texas, as the same may be amended and supplemented from time to time.
3. The Waterfront on Park Adoption of Working Capital Assessment, recorded under Document No. D224069152 in the Official Public Records of Tarrant County, Texas.
4. The Waterfront on Park Design Guidelines, recorded under Document No. D224069156 in the Official Public Records of Tarrant County, Texas

ATTACHMENT 1
THE WATERFRONT ON PARK RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE