

**MANAGEMENT CERTIFICATE
FOR WATER CREST ON LAKE CONROE COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

The undersigned, being the Managing Agent for WATER CREST ON LAKE CONROE COMMUNITY ASSOCIATION, INC. (hereinafter the "Association"), a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any prior Management Certificate filed by the Association.

1. Name of Subdivision(s):

The name of the Subdivision is Water Crest on Lake Conroe.

2. Name of Association:

The name of the Association is Water Crest on Lake Conroe Community Association, Inc.

3. Recording Data for the Subdivision(s):

The recording data for the Subdivision is recorded with the Official Public Records of Montgomery County, Texas, along with any supplements, amendments, and replats, if any, as follows:

- (a) Water Crest on Lake Conroe, Sec 1, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2014029420 in the Official Public Records of Montgomery County, Texas;
- (b) Water Crest on Lake Conroe, Sec 2, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2014026721 in the Official Public Records of Montgomery County, Texas;
- (c) Water Crest on Lake Conroe, Sec 3, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2014029427 in the Official Public Records of Montgomery County, Texas;
- (d) Water Crest on Lake Conroe, Sec 3 Replat No. 1 Including a Replat of Reserve "A" of Water Crest on Lake Conroe Sec 4 Replat No. 1, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2017047045 in the Official Public Records of Montgomery County, Texas;
- (e) Water Crest on Lake Conroe, Sec 4, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2014029428 in the Official Public

Records of Montgomery County, Texas;

- (f) Water Crest on Lake Conroe, Sec 4 Replat No. 1, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2015036500 in the Official Public Records of Montgomery County, Texas;
- (g) Water Crest on Lake Conroe, Sec 5, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2017114598 in the Official Public Records of Montgomery County, Texas;
- (h) Water Crest on Lake Conroe, Sec 6, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2016044260 in the Official Public Records of Montgomery County, Texas;
- (i) Water Crest on Lake Conroe, Sec 7, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2015054823 in the Official Public Records of Montgomery County, Texas;
- (j) Water Crest on Lake Conroe, Sec 8, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2016058427 in the Official Public Records of Montgomery County, Texas;
- (k) Water Crest on Lake Conroe, Sec 9, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2017114597 in the Official Public Records of Montgomery County, Texas;
- (l) Water Crest on Lake Conroe, Sec 9 Partial Replat No. 1, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2020069773 in the Official Public Records of Montgomery County, Texas;
- (m) Water Crest on Lake Conroe, Sec 10, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2015069529 in the Official Public Records of Montgomery County, Texas;
- (n) Water Crest on Lake Conroe, Sec 10 Replat No. 1, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2018059746 in the Official Public Records of Montgomery County, Texas;
- (o) Water Crest on Lake Conroe, Sec 11, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2015027552 in the Official Public Records of Montgomery County, Texas;
- (p) Water Crest on Lake Conroe, Sec 13, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2018035055 in the Official Public Records of Montgomery County, Texas;

- (q) Water Crest on Lake Conroe, Sec 14, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2018082060 in the Official Public Records of Montgomery County, Texas;
- (r) Water Crest on Lake Conroe, Sec 15, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2019080003 in the Official Public Records of Montgomery County, Texas;
- (s) Water Crest on Lake Conroe, Sec 16, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2020081469 in the Official Public Records of Montgomery County, Texas; and
- (t) Water Crest on Lake Conroe, Sec 17, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2020040941 in the Official Public Records of Montgomery County, Texas;

4. Recording Data for the Declaration:*

The recording data for the Declaration is recorded with the Official Public Records of Montgomery County, Texas, as follows:

- (a) Water Crest on Lake Conroe Master Covenant recorded under Document No. 2014057828, Official Public Records of Montgomery County, Texas;
- (b) Water Crest on Lake Conroe First Amendment to Master Covenant recorded under Document No. 2023068579, Official Public Records of Montgomery County, Texas;
- (c) Water Crest on Lake Conroe Second Amendment to Master Covenant recorded under Document No. 2023093222, Official Public Records of Montgomery County, Texas;
- (d) Water Crest on Lake Conroe Development Area Declaration recorded under Document No. 2014058260, Official Public Records of Montgomery County, Texas;
- (e) Water Crest on Lake Conroe First Amended Declaration recorded under Document No. 2017065481, Official Public Records of Montgomery County, Texas;
- (f) Water Crest on Lake Conroe Second Amended Declaration recorded under Document No. 2019082127, Official Public Records of Montgomery County, Texas;
- (g) Water Crest on Lake Conroe Third Amended Declaration recorded under Document No. 2020055639, Official Public Records of Montgomery County, Texas;
- (h) Water Crest on Lake Conroe Notice of Applicability [Phases 1, 2, 3, and 4] recorded under Document No. 2014059121, Official Public Records of Montgomery County, Texas;
- (i) Water Crest on Lake Conroe Amended and Restated Adoption of Working Capital

Assessment recorded under Document No. 2015090126, Official Public Records of Montgomery County, Texas;

- (j) Water Crest on Lake Conroe Second Amended and Restated Adoption of Working Capital Assessment recorded under Document No. 2020149011, Official Public Records of Montgomery County, Texas;
- (k) Water Crest on Lake Conroe Notice of Applicability Section 3 Declaration – Age 55 and Older, recorded under Document No. 2017014887, Official Public Records of Montgomery County, Texas;
- (l) Water Crest on Lake Conroe First Amendment to Section 3 Declaration - Age 55 and Older, recorded under Document No. 2017065483, Official Public Records of Montgomery County, Texas;
- (m) Water Crest on Lake Conroe Supplement to Community Manual recorded under Document No. 2017015452, Official Public Records of Montgomery County, Texas;
- (n) Water Crest on Lake Conroe Declarant Removal and Appointment of Director recorded under Document No. 2017085844, Official Public Records of Montgomery County, Texas;
- (o) Water Crest on Lake Conroe Supplement to Community Manual recorded under Document No. 2022059615, Official Public Records of Montgomery County, Texas;

5. Name and Mailing Address of the Association:

The name and mailing address of the Association is as follows:

Water Crest on Lake Conroe Community Association, Inc.
c/o Inframark, LLC
2002 W. Grand Parkway N., Suite 100,
Katy, Texas 77449

6. The Contact Information for the Association's Designated Representative:

The contact information of the designated representative of the Association is as follows:

- (a) Inframark, LLC
2002 W. Grand Parkway N., Suite 100,
Katy, Texas 77449
- (b) (346) 333-8699
- (c) communitymanagement@inframark.com

7. **Association Website:**

[https://home.inframark.com/login?c=\(171\)](https://home.inframark.com/login?c=(171))

8. **Optional Information:**

None

9. **The Amount and Description of the Fees and Other Charges Charged by the Association Property Transfer:**

D.R. Horton Special Builder Package:

Transfer Fee:	\$225.00
Builder package:	\$250.00

Resident-to-Resident Transfer

Transfer Fee:	\$275.00
Refinance Fee:	\$150.00
Resale Certificate Fee:	\$375.00
Updated Resale Certificate Fee:	\$75.00
Rush Fee:	
(i) 1-day rush	(i) \$185.00
(ii) 3-day rush	(ii) \$150.00
(iii) 5-day rush	(iii) \$125.00

Capitalization Fee:	100% of then-current Regular Assessment
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10. Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

[Certification on following page.]

Executed this the 14 day of June, 2024.

**WATER CREST ON LAKE CONROE
COMMUNITY ASSOCIATION, INC.**

By: Managing Agent for Water Crest on Lake
Conroe Community Association, Inc.

By: Amanda England

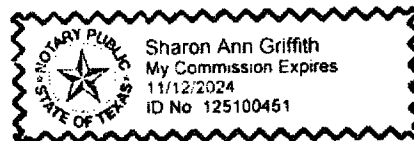
Position: Director of Community
Management

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on this the 14 day of June, 2024, by Amanda England, Managing Agent for Water Crest on Lake Conroe Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledges to me that he executed the same for the purpose and in the capacity therein expressed.

Sharon Ann Griffith

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



E-FILED FOR RECORD

06/18/2024 08:18AM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

06/18/2024



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas