

WATERFORD HARBOR MASTER ASSOCIATION, INC MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Waterford Harbor Master 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 Subdivision: Waterford Harbor Master Association, INC

Name of the Association: Waterford Harbor Master Association, INC

<u>Association Legal Name</u>	<u>County</u>	<u>Document Type</u>	<u>Instrument No.</u>	<u>Date Recorded</u>
Waterford Harbor Master Association, Inc.	Galveston	Management Certificate	2023056940	06-Dec-23
		Plat	9720294	03-Jun-97
		Pat	9041801	13-Dec-90
		3rd Amendment (Corrected) to Master Declaration of Restrictive Covenants	2023056583	05-Dec-23
		Master Declaration of Restrictive Covenants	9115942	14-May-91
		1st Amendment to Master Declaration of Restrictive Covenants	9545033	21-Nov-95
		2nd Amendment to Master Declaration of Restrictive Covenants	2012031895	20-Jun-12
		Management Certificate	2023045537	25-Sep-23
		3rd Amendment to Master Declaration of Restrictive Covenants	2023037772	09-Aug-23
		Management Certificate	2022068978	07-Nov-22
		Plat	8704486	04-Feb-87
		ACC DENIAL & APPEAL HEARING POLICY	2022049378	26-Jul-22
		ARCHITECTURAL REVIEW AUTHORITY POLICY & CHARTER	2022049377	26-Jul-22

		DEED RESTRICTION HEARING POLICY	2022049376	26-Jul-22
		LARGE CONTRACT BID SOLICITATION POLICY	2022049375	26-Jul-22
		POLICY REGARDING RECORDS INSPECTION & PRODUCTION	2022049374	26-Jul-22
		POLICY REGARDING RECORDS RETENTION	2022049373	26-Jul-22
		ACC DENIAL & APPEAL HEARING POLICY	2022048705	22-Jul-22
		ARCHITECTURAL REVIEW AUTHORITY POLICY & CHARTER	2022048704	22-Jul-22
		DEED RESTRICTION HEARING POLICY	2022048703	22-Jul-22
		LARGE CONTRACT BID SOLICITATION POLICY	2022048702	22-Jul-22
		POLICY REGARDING RECORDS INSPECTION & PRODUCTION	2022048701	22-Jul-22
		POLICY REGARDING RECORDS RETENTION	2022048700	22-Jul-22
		Management Certificate	2022031698	11-May-22
		Management Certificate	2022002366	11-Jan-22
		Management Certificate	2021072619	05-Oct-21
		AMENDMENT TO BY-LAWS	2019068001	11-Dec-19
		Dedicatory Instruments (Articles of Incorporation, By-Laws, Architectural Control Guidelines)	9965388	30-Dec-99
		RESOLUTION REGARDING MOWING & LAWN CARE	2019058211	21-Oct-19
		Management Certificate	2013077043	16-Dec-13
		Additional Dedicatory Instruments	2011064957	27-Dec-11
		Additional Dedicatory Instruments	2011064952	27-Dec-11
		Additional Dedicatory Instruments	2011064951	27-Dec-11
		Additional Dedicatory Instruments	2011064949	27-Dec-11
		Resolution Regarding Pro Rata Share of Assessments	2010035664	21-Jul-10

		Resolution Regarding Annual Meeting Dates	2010019862	29-Apr-10
		Dedicatory Instruments	2010019715	29-Apr-10
		RESOLUTION REGARDING PARKING RULES AND REGULATIONS FOR HOMEOWNERS	2010013666	26-Mar-10
		Amendment to the Declaration of Covenants Conditions and Restrictions	2002059704	10-Oct-02

Name and Mailing Address of the Association

Waterford Harbor Master Association, INC
c/o Houston Community Management
18333 Egret Bay Blvd
Houston, Texas 77058

Name, Mailing Address, Telephone Number, and Email Address of Person Managing the Association or its Designated Representative

Houston Community Management
18333 Egret Bay Blvd #305
Houston, TX 77058
832-864-1200
customerservice@houcomm.com

Website Address of the Association

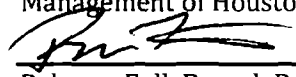
www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$75.00
Resale Certificate: Starting \$370.00
Resale Certificate Update: Starting \$72.00
Legacy Account Closure Fee: \$220.00
Refinance Statement of Account: Starting \$75.00
Transfer Fee: None Noted
Working Capitalization Fees: None Noted
Expedite Fee for Resale Certificate prior to 10 business day deliver obligation: \$175.00 for 1 day and \$125.00 for 3 day.

Executed on this the 7 day of may 2025.

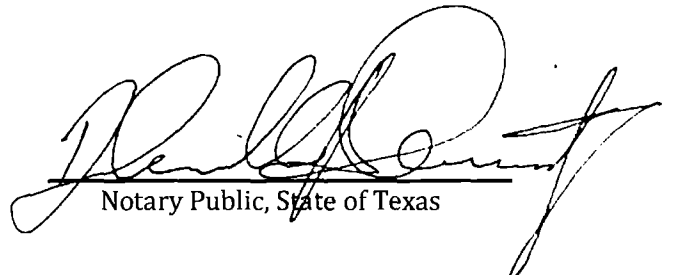
Waterford Harbor Master Association,
INC acting by and through its
managing agent, Houston Community
Management of Houston Texas



Rebecca Full, Branch President

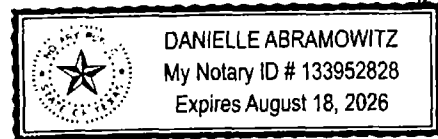
STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 7 day of may, 2025 by
Rebecca Full , Branch President with Houston Community Management, ~~the~~ managing agent
for Waterford Harbor Master Association, INC a Texas nonprofit corporation, on behalf of
such corporation.



Notary Public, State of Texas

When recorded return to:
Houston Community Management
18333 Egret Bay Blvd #305
Houston, TX 77058



FILED AND RECORDED

Instrument Number: 2025027312

Recording Fee: 37.00

Number Of Pages: 5

Filing and Recording Date: 06/12/2025 9:53AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink, reading "Dwight D. Sullivan". The signature is fluid and cursive, with a large, sweeping "S" at the end.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*