

## MANAGEMENT CERTIFICATE

**This Management Certificate is executed and recorded pursuant to 82.116 of the Texas Property Code**

1. The name of the Condominium is: WATERMAN CROSSING CONDOMINIUMS
2. The name of the Association is WATERMAN CROSSING CONDOMINIUM ASSOCIATION a Texas Non-Profit Corporation.
3. The location of the Condominium is: 14777 Wunderlich Dr #101 -2412 (300 Units)  
Houston, TX 77069
4. The Condominium is created and established pursuant to the Condominium Declaration:

Declaration

County Clerk's File No H235139 of the Condominium Records  
of Harris County, Texas

Supplemental Declaration – Phase II

County Clerk's File No H5266619 of the Condominium Records  
of Harris County, Texas

Supplemental Declaration – Phase III

County Clerk's File No H804348 of the Condominium Records  
of Harris County, Texas

5. The mailing address of the Association is:

WATERMAN CROSSING CONDOMINIUM ASSOCIATION  
c/o Creative Management Company  
8323 Southwest Freeway #330  
Houston, TX 77074

6. The information for the person managing the Association or the Association's designated representative are:

Creative Management Company  
8323 Southwest Freeway #330  
Houston, TX 77074

Phone Number: 713-772-4420  
Facsimile Number: 713-772-8655  
Email Address: [general@cmctx.com](mailto:general@cmctx.com)  
Web Page: [www.cmctx.com](http://www.cmctx.com)

7. The website address of the Association on which the Association's dedicatory instruments are available is:

- [www.cmctx.com](http://www.cmctx.com)
- An email address must be on file with the association for the homeowner to establish a log-in on the portal

8. Costs due for the transfer of ownership:

|          |   |
|----------|---|
| \$375.00 | Resale Certificate – can be ordered and paid for online             |
| \$ 75.00 | Resale Certificate Update within 90 days of Original Certificate    |
| \$225.00 | Transfer Fee when Resale Certificate is purchased                   |
| \$600.00 | Transfer Fee when no Resale Certificate is purchased                |
| \$200.00 | Refinance Fee   |
| \$300.00 | Mortgage Form or Questionnaire – can be ordered and paid for online |
| \$100.00 | Per Pay-Off Statement in excess of 1 per closing                    |

Dated this 6<sup>th</sup> day of February, 2026

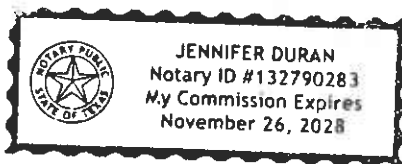
WATERMAN CROSSING CONDOMINIUM ASSOCIATION  
a Texas Non-Profit Corporation

By: Monique Garza

Monique Garza, Manager for Creative Management Company  
as Managing Agent for WATERMAN CROSSING CONDOMINIUM ASSOCIATION

STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 6 day of February, 2026 by Monique Garza, Manager for Creative Management Company, managing agent of WATERMAN CROSSING CONDOMINIUM ASSOCIATION, a Texas Non-Profit Corporation, of behalf of such corporation.



Jennifer Duran  
Notary Public in and for State of Texas

After recording return to:  
  
Creative Management Company  
8323 Southwest Freeway, Suite 330  
Houston, TX 77074