



**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
WATERVIEW ESTATES OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

The undersigned, being the Managing Agent of Waterview Estates Owners Association, Inc., a non-profit corporation ("**Association**") 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: The name of the subdivision is Waterview Estates.
2. Name of Association: The name of the Association is Waterview Estates Owners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Waterview Estates, Section One (1), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under File No. 20040042 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Waterview Estates, Section Two (2), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under File No. 20050161 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Waterview Estates, Section Three (3), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under File No. 20050191 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Waterview Estates, Section Four (4), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under File No. 20050162 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Waterview Estates, Section Four (4) Amending Plat No. 1, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under File No. 20050140 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

- e. Waterview Estates, Section Five (5), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under File No. 20060134 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- f. Waterview Estates, Section Five (5) Amending Plat No. 1, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under File No. 20090045 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Waterview Estates, Section Six (6), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under File No. 20060213 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Waterview Estates, Section Seven (7), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under File No. 20070112 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Waterview Estates, Section Eight (8), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under File No. 20070113 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- j. Waterview Estates, Section Nine (9), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under File No. 20110181 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- k. Waterview Estates, Section Ten (10), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under File No. 20080063 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- l. Waterview Estates, Section Eleven (11), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under File No. 20130121 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- m. Waterview Estates, Section Twelve (12), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under File No. 20130002 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

- n. Waterview Estates, Section Thirteen (13), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under File No. 20140025 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- o. Waterview Estates, Section Fourteen (14), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under File No. 20140205 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:

- a. Documents:
 - (1) Declaration of Covenants Conditions and Restrictions Waterview Estates, Section One (1) A Subdivision in Fort Bend County, Texas.
 - (2) Amended Declaration of Covenants, Conditions and Restrictions Waterview Estates, Section One (1) A Subdivision in Fort Bend County, Texas.
 - (3) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Waterview Estates, Section One (1) A Subdivision in Fort Bend County, Texas.
 - (4) Third Amendment to Declaration of Covenants, Conditions and Restrictions for Waterview Estates, Section One (1) A Subdivision in Fort Bend County, Texas.
 - (5) Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Waterview Estates, Section One (1) A Subdivision in Fort Bend County, Texas.
 - (6) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Waterview, Sections Two (2), Three (3) and Four (4) Subdivisions in Fort Bend, County Texas.
 - (7) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Waterview Estates, Section Five (5) A Subdivision in Fort Bend, County Texas.
 - (8) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Waterview Estates, Section Six (6) A Subdivision in Fort Bend, County Texas.
 - (9) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Waterview Estates, Section Seven (7) A Subdivision in Fort Bend, County Texas.
 - (10) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Waterview Estates, Section Eight (8) A Subdivision in Fort Bend, County Texas.

- (11) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Waterview Estates, Section Nine (9) A Subdivision in Fort Bend, County Texas.
- (12) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Waterview Estates, Section Ten (10) A Subdivision in Fort Bend, County Texas.
- (13) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Waterview Estates, Section Eleven (11) A Subdivision in Fort Bend, County Texas.
- (14) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Waterview Estates, Section Twelve (12) A Subdivision in Fort Bend, County Texas.
- (15) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Waterview Estates Sec 13, A Subdivision in Fort Bend, County Texas.
- (16) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Waterview Estates, Section Fourteen (14) A Subdivision in Fort Bend County, Texas.

b. Recording Information:

- (1) Fort Bend County Clerk's File No. 2004051859.
- (2) Fort Bend County Clerk's File No. 2004133762.
- (3) Fort Bend County Clerk's File No. 2007048797.
- (4) Fort Bend County Clerk's File No. 2008009939.
- (5) Fort Bend County Clerk's File No. 2008077561.
- (6) Fort Bend County Clerk's File No. 2005130487.
- (7) Fort Bend County Clerk's File No. 2006101996.
- (8) Fort Bend County Clerk's File No. 2007016469.
- (9) Fort Bend County Clerk's File No. 2007081615.
- (10) Fort Bend County Clerk's File No. 2007081616.
- (11) Fort Bend County Clerk's File No. 2012005678.
- (12) Fort Bend County Clerk's File No. 2008045109.
- (13) Fort Bend County Clerk's File No. 2013104654.
- (14) Fort Bend County Clerk's File No. 2013023190.
- (15) Fort Bend County Clerk's File No. 2014073895.
- (16) Fort Bend County Clerk's File No. 2014115042.

- 5. Name and Mailing Address of the Association: The name and mailing address of the Association is Waterview Estates Owners Association, Inc. c/o Bedrock Association Management, LLC, 12808 W Airport Blvd, Suite 253, Sugar Land, Texas 77478.
- 6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

Bedrock Association Management, LLC
12808 W Airport Blvd, Suite 253

Sugar Land, Texas 77478
 (832) 588-2485
 apitarra@bedrocktx.com

7. The Association's Dedicatory Instruments are available to Members online at: <https://waterviewestates.info>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$350.00
Managing Agent Statement of Account (Transfer Fee)	\$150.00
Refinance Statement of Account	\$50.00
Rush Fee	\$100.00
Association Transfer Fee [Declaration Article VI, Section 6.6]	The Association may charge a fee for transfer of ownership of a lot. The fee shall not exceed 1/4 th of the Annual Assessment. The Transfer Fee for 2024 is \$_____. For future years, this amount must be confirmed by the Association.
Adopt A School Program [Declaration Article VI, Section 6.7]	Each purchaser of a lot upon acceptance of a deed agrees to pay the Association upon the transfer of title of a lot to the purchaser: (a) upon the first transfer of a lot from a Builder to a purchaser, a \$50.00 contribution by the Builder/seller and an additional \$50.00 contribution by the purchaser; and (b) on subsequent transfers, the purchasers shall pay a contribution equal to 1/10 th of the Annual Assessment for each lot purchased. These amounts must be confirmed by the Association.

Executed on this 2 day of October, 2024.

**WATerview ESTATES OWNERS
ASSOCIATION, INC.**

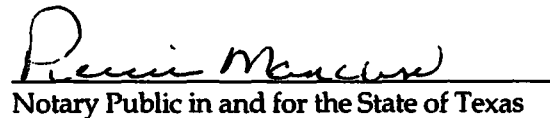
By: **Bedrock Association Management, LLC,
Managing Agent**


April Pitarra, Community Association Manager

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
COUNTY OF Harris §

BEFORE ME, the undersigned notary public, on this 2 day of October, 2024 personally appeared April Pitarra, Community Association Manager of Bedrock Association Management, LLC, Managing Agent of Waterview Estates Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.


Notary Public in and for the State of Texas

