



MANAGEMENT CERTIFICATE

This Management Certificate is executed and recorded pursuant to 209.004 of the Texas Property Code

1. The name of the Subdivision is: Waterbrook Subdivision, an unrecorded subdivision
2. The name of the Association is: WATERBROOK COMMUNITY ASSOCIATION, INC. a Texas Non-Profit Corporation.
3. The recording information for the Subdivision is:

An unrecorded plat in Fort Bend County, being a 63,420 Acre Tract of Land out of the original Oliver Senior Call 468.138 Acre Tract (Vol. 24, pg. 484; of the Deed Trust Records) being in the Moses Shipman League, Abstract 86 of Fort Bend County, Texas

4. The recording information for the Declaration and any amendments to the Declaration is:

Declaration

County Clerk's File No 77013277 of the Official Public Records
of Fort Bend County, Texas

Amendment to Declaration

County Clerk's File No 77014537 of the Official Public Records
of Fort Bend County, Texas

Amendment to Declaration

County Clerk's File No 78038948 of the Official Public Records
of Fort Bend County, Texas

Amendment to Declaration

County Clerk's File No 80012515 of the Official Public Records
of Fort Bend County, Texas

Amendment to Declaration

County Clerk's File No 8542163 of the Official Public Records
of Fort Bend County, Texas

Amendment to Declaration

County Clerk's File No 9210284 of the Official Public Records
of Fort Bend County, Texas

Amendment to Declaration

County Clerk's File No 9891765 of the Official Public Records
of Fort Bend County, Texas

Amendment to Declaration

County Clerk's File No 9891766 of the Official Public Records
of Fort Bend County, Texas

Amendment to Declaration

County Clerk's File No 9891767 of the Official Public Records
of Fort Bend County, Texas

Amendment to Declaration

County Clerk's File No 9891768 of the Official Public Records
of Fort Bend County, Texas

Amendment to Declaration

County Clerk's File No 9891769 of the Official Public Records
of Fort Bend County, Texas

Amendment to Declaration

County Clerk's File No 9891770 of the Official Public Records
of Fort Bend County, Texas

Amendment to Declaration

County Clerk's File No 9891771 of the Official Public Records
of Fort Bend County, Texas

Amendment to Declaration

County Clerk's File No 9891772 of the Official Public Records
of Fort Bend County, Texas

Amendment to Declaration

County Clerk's File No 9891773 of the Official Public Records
of Fort Bend County, Texas

Amendment to Declaration

County Clerk's File No 9891774 of the Official Public Records
of Fort Bend County, Texas

Amendment to Declaration

County Clerk's File No 9891775 of the Official Public Records
of Fort Bend County, Texas

Amendment to Declaration

County Clerk's File No 9891776 of the Official Public Records
of Fort Bend County, Texas

Amendment to Declaration

County Clerk's File No 9891777 of the Official Public Records
of Fort Bend County, Texas

Amendment to Declaration

County Clerk's File No 2002115525 of the Official Public Records
of Fort Bend County, Texas

Amendment to Declaration

County Clerk's File No 2014066164 of the Official Public Records
of Fort Bend County, Texas

Amendment to Declaration

County Clerk's File No 2014068602 of the Official Public Records
of Fort Bend County, Texas

5. The mailing address of the Association is:

WATERBROOK COMMUNITY ASSOCIATION, INC.
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
Web Page: www.cmctx.com

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

- 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. Cost 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 27th day of January, 2025

WATERBROOK COMMUNITY ASSOCIATION, INC.
a Texas Non-Profit Corporation

By: _____

Jamie Taylor, Manager for Creative Management Company
as Managing Agent for WATERBROOK COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 27th day of January, 2025 by Jamie Taylor, Manager for Creative Management Company, managing agent of WATERBROOK COMMUNITY ASSOCIATION, INC., a Texas Non-Profit Corporation, of behalf of such corporation.



Monique Garza
Notary Public in and for State of Texas

After recording return to:

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