

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
WATERWAY LOFTS CONDOMINIUM ASSOCIATION, INC.**

STATE OF TEXAS                   §  
  §  
COUNTY OF MONTGOMERY       §

WATERWAY LOFTS CONDOMINIUM ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §82.116 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Condominium is The Waterway Lofts;
- (2) the name of the Association is Waterway Lofts Condominium Association, Inc.;
- (3) the Condominium is located as recorded in the Real Property Records of Montgomery County, Texas, as follows:
  - (a) The Waterway Lofts, under Document No. 2003130227;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Montgomery County, Texas, as follows:
  - (a) Declaration of Condominium for The Waterway Lofts, under Document No. 2003129174;
  - (b) First Amendment to Declaration of Condominium for The Waterway Lofts, under Document No. 2005042609;
  - (c) Second Amendment to Declaration of Condominium for The Waterway Lofts, under Document No. 2015034985;
- (5) the name and mailing address of the Association is: Waterway Lofts Condominium Association, Inc., c/o FirstService Residential Houston, 1330 Enclave Parkway, Suite 425, Houston, Texas 77077;
- (6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:
  - (a) FirstService Residential Houston, 1330 Enclave Parkway, Suite 425, Houston, Texas 77077;
  - (b) (877) 253-9689;
  - (c) [houston@fsresidential.com](mailto:houston@fsresidential.com);
- (7) The Association's website address is: <https://waterwaylofts.connectresident.com/>;

(8) The following fees are charged by the Association relating to a property transfer in the Condominium:

- (a) Resale Certificate Fee - \$375.00;
- (b) Update Resale Certificate Fee - \$75.00
- (c) Transfer Fee - \$340.00;
- (d) Refinance Fee - \$100.00;
- (e) Welcome Packet Fee - \$26.50;
- (f) Replacement Reserve Fee – The equivalent of two (2) months' worth of Assessments in the applicable calendar year;

(9) 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 Condominium or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS \_\_\_\_ DAY OF 12/14/2023, 2023.

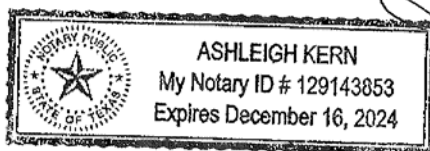
By: Mike Ray,  
Officer, Waterway Lofts Condominium Association, Inc.

<u>Mike Ray</u>	<u>President</u>
Print Name	Title

STATE OF TEXAS                   §  
   §  
COUNTY OF MONTGOMERY   §

BEFORE ME, the undersigned authority, on this day personally appeared Mike Ray, an Officer of Waterway Lofts Condominium Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 14 day of December, 2023.



Ashleigh Kern  
Notary Public, State of Texas

**E-RECORDED BY:**  
HOLTTOLLETT, P.C.  
9821 Katy Freeway, Ste. 350  
Houston, Texas 77024

**E-FILED FOR RECORD**

12/15/2023 10:33AM



*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.

**12/15/2023**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas