

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

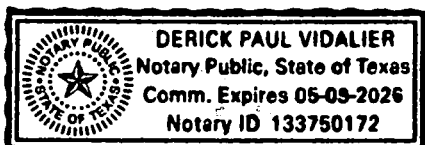
1. NAME OF SUBDIVISION: Waterwood Estates
- ① + 12. ^{53 & K} ASSOCIATION NAME AND ADDRESS: Waterwood Community Association, Inc.
P.O. Box 12335, Beaumont, Texas 77706 ^{SW + 81W}
3. SUBDIVISION RECORDING DATA RECORDED IN MAP OR PLAT RECORDS OF ORANGE COUNTY, TEXAS:
 1. Final Plat, Phase One, Vol. 9, Page 129;
 2. Final Plat, Phase One, Amended, Vol. 10, Page 8;
 3. Final Plat, Phase One, Amended Two, Vol. 10, Page 14;
 4. Final Plat, Phase One, Amended Three, Vol. 10, Page 28;
 5. Final Plat, Phase Three, Vol. 10, Page 18; and
 6. Final Plat, Phase Three-A, Vol 10, Page 118.
4. ASSOCIATION DECLARATION RECORDED IN REAL PROPERTY RECORDS OF ORANGE COUNTY, TEXAS:
 1. Compiled, Amended and Restated Declaration of Covenants, Conditions, and Restrictions of Waterwood Estates Phase One and Three, recorded 12/14/2020 as Instrument No. 496166.
5. MAILING ADDRESS OF THE ASSOCIATION, OR NAME AND MAILING ADDRESS OF THE PERSON OR ENTITY MANAGING THE ASSOCIATION: Fillips Management, Attn: Drew Fillips, 1405 Cornerstone Court, Beaumont, Texas 77706
6. OTHER INFORMATION RECORDED IN REAL PROPERTY RECORDS OF ORANGE COUNTY, TEXAS:
 1. Waterwood Estates Design Standards, Instrument No. 441953;
 2. Waterwood Community Association, Inc. Bylaws and First Amendment, Instrument No. 483555;
 3. Waterwood Community Association, Inc. Records Production and Copying Policy, Instrument No. 483748;
 4. Waterwood Community Association, Inc. Document Retention Policy, Instrument No. 483749;
 5. Waterwood Community Association, Inc. Payment Plan Guidelines, Instrument No. 483750;
 6. Waterwood Community Association, Inc. Fining and Enforcement Policy, Instrument No. 524900; and
7. ADDITIONAL INFORMATION:
 1. Transfer Fee/Resale Certificate Fee \$150.00.
 2. Website Address: waterwoodorangetx.com

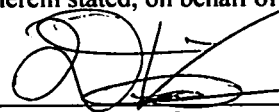
Prospective purchasers are advised to independently examine the Declaration, By-Laws, and all other dedicatory instruments of the Association, together with obtaining an official Resale Certificate and performing comprehensive physical inspection of the lot/home and common areas, prior to purchase.


Tom Henry, President, Waterwood Community Association, Inc.

THE STATE OF TEXAS §
COUNTY OF ORANGE §

This instrument was acknowledged before me on the 21st day of December, 2022, by Tom Henry, acting President of the Board of Directors of Waterwood Community Association, Inc., a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated, on behalf of said corporation.




Notary Public, State of Texas


FILED FOR RECORD
ORANGE COUNTY CLERK

2022 DEC 21 PM 3:00




BRANDY ROBERTSON

Brandy Robertson


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