


MARY LOUISE NICHOLSON
COUNTY CLERK

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
THE WATERFRONT HOMEOWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE (this "Certificate") is made on behalf of The Waterfront Homeowners Association, Inc., a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, the Estates of Eagle Mountain, Ltd., a Texas limited partnership, as Declarant, placed of record that certain Declaration of Covenants, Conditions and Restrictions for The Waterfront, recorded on December 19, 1997, under Instrument No. D197233826 in the Official Public Records of Tarrant County, Texas (the "Declaration"), which Declaration, as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies that as follows on behalf of the Association:

1. Name of the Subdivision: The name of the subdivision subject to the Declaration is The Waterfront.
2. Name and Mailing Address of the Association: The name of the Association is The Waterfront Homeowners' Association, Inc., located at 1024 S. Greenville Ave., Suite 230, Allen, TX 75002.
3. Recording Data for the Subdivision: The recording data for the subdivision is recorded under Instrument No. D198057754 of the Map/Plat Records of Tarrant County, Texas, including any amendments and replats.
4. Recording Data for the Declaration. The recording data for the Declaration is filed as Instrument No. D197233826, in the Official Public Records of Tarrant County, Texas, and any additional amendments thereof or supplements thereto.
5. Name and Contact Information for the Managing Agent of the Association:
 Neighborhood Management, Inc.
 Beverly Coghlan
 1024 S. Greenville Ave, Suite 230

Allen, TX 75002

Phone: 972-359-1548

Email Address: managementcertificate@nmitx.com

6. Website: The Association's website may be found at <https://neighborhoodmanagement.com>
7. Property Transfer /Resale Fees:

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|--------------------------|-----------|
| Resale Certificate: | \$375.00 |
| Transfer Fee: | \$250.00 |
| Optional Inspection Fee: | \$150.00. |
8. Resale Certificates. Resale Certificates may be requested via the Neighborhood Management, Inc. office located at 1024 S. Greenville Avenue, Suite 230, Allen, Texas 75002, telephone number (972) 359-1548.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed.

ASSOCIATION:

**THE WATERFRONT HOMEOWNERS
ASSOCIATION, INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: _____

Name: Beverly Coghlan

STATE OF TEXAS

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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 25 day of July, 2024, by Beverly Coghlan, Agent for the Association of THE WATERFRONT HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas

