



\*VG-342-2023-119560\*

Denton County  
Juli Luke  
County Clerk

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**Instrument Number:** 119560

Real Property Recordings

MISCELLANEOUS

Recorded On: November 07, 2023 10:11 AM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$34.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 119560  
Receipt Number: 20231107000131  
Recorded Date/Time: November 07, 2023 10:11 AM  
User: Emily L  
Station: Station 44

**Record and Return To:**

AAMC  
2651 SAGEBRUSH DR  
#116  
FLOWER MOUND TX 75028



STATE OF TEXAS  
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

STATE OF TEXAS           §  
  §  
COUNTY OF TARRANT   §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE FOR  
WATERWAY PARK NORTH HOME OWNERS' ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of WATERWAY PARK NORTH HOME OWNERS' ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

WITNESSETH:

**WHEREAS**, that certain Declaration of Covenants, Conditions and Restrictions for Waterway Park North Homeowners' Association Inc, (the "*Declaration*"), was filed on September 24, 1989, and is recorded as Instrument No. #097182091 in the Official Public Records of Tarrant County, Texas, 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 the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

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

1.     **Name of the Subdivisions.** The subdivision is known generally as Waterway Park North Homeowners' Association Inc, and the plats for said subdivision are denominated as follows: Waterway Park North

2.     **Name and Mailing Address of the Association.** The name of the Association is Waterway Park North Homeowners' Association, Inc. The mailing address for the Association is 2651 Sagebrush Dr #116 Flower Mound, TX 75028

3.     **Recording Data for the Subdivision.** The recording data for each plat in the subdivision in the Official Public Records of Tarrant County, Texas.

**A.** Plat Records filed under Tarrant County clerk's file no. D189130172

**B.** Plat Records filed under Tarrant County clerk's file no. D193141637

4.     **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. 097182091 in the Official Public Records of Tarrant County, Texas.

5.     **Name of and Contact Information for the Managing Agent of the Association.** The Association's managing agent is Accelerated Association Management Company., 2651 Sagebrush Dr #116 Flower Mound, TX 75028; telephone 972-372-0752; facsimile 972-372-0680; and email [admin@acceleratedmgmt.com](mailto:admin@acceleratedmgmt.com).

6. **Website.** The Association's website may be found at [www.acceleratedmgmt.com](http://www.acceleratedmgmt.com)

7. **Fees Due Upon Property Transfer.** The maximum fees to be charged relating to a property transfer are: (i) \$375 as resale disclosure/estoppel fee; (ii) The maximum fee to be charged for transfer is \$300; (iii) The maximum resale fees to be charged for a resale certificate/estoppel update; is \$75; (iv) The maximum fees to be charged for a rush fee is \$200; (v) The maximum fees to be charged for a Lender Questionnaire - Standard is \$225; (vi) The maximum fees to be charged for a Lender Questionnaire - Custom is \$275.00.

8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o Accelerated at [www.acceleratedmgmt.com](http://www.acceleratedmgmt.com)

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code and serves to replace all Management Certificates previously filed by the Association.

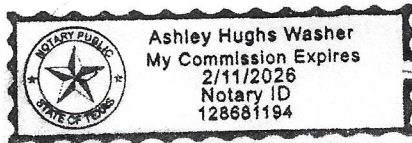
**ASSOCIATION:**

**WATERWAY PARK NORTH  
HOMEOWNERS' ASSOCIATION, INC.**

IN WITNESS WHEREOF, this management Certificate is hereby executed by its duly authorized agent on this 6th day of November, 2023.

By: [Signature]  
Jamie Morris, Accelerated Association Management Company, INC,

Sworn to, acknowledged, and subscribed before me, under my official hand and seal of office this 6th day of November, 2023 by Jamie Morris agent for Waterway Park North HOA



Ashley Hughs Washer  
Notary Public  
State of Texas

Ashley Hughs Washer  
Printed Name  
My Commission Expires: 2-11-2026

After Recording Please Return To:  
AAMC  
2651 Sagebrush Dr #116  
Flower Mound, TX 75028