

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**WATERSIDE LAS COLINAS HOMEOWNERS' ASSOCIATION, INC.**

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THE STATE OF TEXAS       §  
  §  
COUNTY OF DALLAS       §

The undersigned, being the Managing Agent for Waterside Las Colinas Homeowners' Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Waterside Las Colinas.
2. Name of Association: The name of the Association is Waterside Las Colinas Homeowners' Association, Inc.
3. Recording Data for the Subdivision:
  - a. Property described by metes and bounds on Exhibit "A" attached to the "Declaration of Las Colinas Area I" and Declaration of Covenants, Conditions and Restrictions for Waterside Las Colinas" recorded in Volume 73166, Page 1001, *et seq.* of the Deed Records of Dallas County, Texas and in Official Public Records of Real Property of Dallas County, Texas under Clerk's File No. 201800003703 (which said Exhibit "A" is incorporated herein by reference).
4. Recording Data for the Declaration:
  - a. Documents:
    - (1) Declaration Las Colinas Area I.
    - (2) Correction to Declaration.
    - (3) Second Correction to Declaration.
    - (4) Third Correction to Declaration.
    - (5) First Amendment to Corrected Las Colinas Declaration.
    - (6) Second Amendment to the Declaration Las Colinas Area I.
    - (7) Declaration of Covenants, Conditions and Restrictions for Waterside Las Colinas.
  - b. Recording Information:

- (1) Volume 73166, Page 1001, *et seq.* of the Deed Records of Dallas County, Texas.
  - (2) Volume 77154, Page 1096, *et seq.* of the Deed Records of Dallas County, Texas.
  - (3) Volume 79122, Page 749, *et seq.* of the Deed Records of Dallas County, Texas.
  - (4) Volume 82071, Page 3244, *et seq.* of the Deed Records of Dallas County, Texas.
  - (5) Dallas County Clerk's File No. 201400111545.
  - (6) Dallas County Clerk's File No. 202000193684.
  - (7) Dallas County Clerk's File No. 201800003703.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Waterside Las Colinas Homeowners' Association, Inc., 1024 S. Greenville, Suite 230, Allen, Texas 75002.
  6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Neighborhood Management, Inc. Conveyance Department. Address: 1024 S. Greenville, Suite 230, Allen, Texas 75002. Phone No.: 972.359.1548. Email Address: managementcertificate@nmitx.com.
  7. The Association's Dedicatory Instruments are available to Members online at:  
<https://neighborhoodmanagement.com>
  8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update Fee	\$ 75.00
Transfer Fee	\$ 250.00
Reserve Contribution	\$ 100.00

For all resale and refinance information please go to <https://www.homewisedocs.com>.

Executed on this 3 day of January, 2022.

WATERSIDE LAS COLINAS HOMEOWNERS'  
ASSOCIATION, INC.

By: Neighborhood Management, Inc., Managing Agent

By: Beverly Coghlan

Printed: Beverly Coghlan

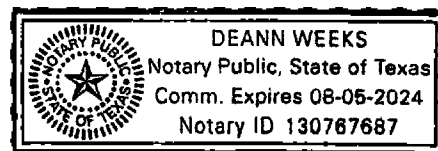
Its: Agent for HOA

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS     §  
  §  
COUNTY OF Collin     §

BEFORE ME, the undersigned notary public, on this 3<sup>rd</sup> day of January, 2022, personally appeared Beverly Coghlan, Agent for Neighborhood Management, Inc., Managing Agent for Waterside Las Colinas Homeowners' Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

Deann Weeks  
Notary Public in and for the State of Texas



**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202200005360

eRecording - Real Property

Recorded On: January 07, 2022 08:34 AM

Number of Pages: 4

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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: 202200005360  
Receipt Number: 20220106001267  
Recorded Date/Time: January 07, 2022 08:34 AM  
User: Kaylee V  
Station: CC46

**Record and Return To:**

CSC Global



**STATE OF TEXAS  
COUNTY OF DALLAS**

**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 Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", located to the right of the printed name and title.