

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
WATTERS CROSSING**

STATE OF TEXAS
COUNTY OF COLLIN

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KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for **Watters Crossing Homeowners Association, Inc.**

1. The name of the subdivision is Watters Crossing.
2. The name of the association is Watters Crossing Homeowners Association, Inc.
3. The recording data for the subdivision is as follows:

<u>Subdivision</u>	<u>Recording Data</u>
Watters Crossing-Phase I	93-0049255 (or 19930623000492550), June 23, 1993.
Watters Crossing-Phase II	94-0061827 (or 19940630000618270), June 30, 1994.
Watters Crossing-Phase III	95-0062137 (or 19950825000621370), August 25, 1995.

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions and Restrictions for Watters Crossing, recorded on or about June 29, 1993, under Document/Instrument No. 19930629000511700 of the Deed Records of Collin County, Texas.

Declaration of Covenants, Conditions and Restrictions for Watters Crossing, recorded in the Property Records of Collin County, Texas as Document No. 96-0109408 on December 27, 1996.

First Amendment and Supplement to the Covenants, Conditions and Restrictions for Watters Crossing recorded on or about July 7, 1995, under Document/Instrument No. 95-0046854 (or 19950707000468540), of the Deed of Records of Collin County, Texas.

Second Amendment and Supplement to the Covenants, Conditions and Restrictions for Watters Crossing recorded on or about March 26, 1996, under Document/Instrument No. 96-0023965 (or 19960326000239650), of the Deed of Records of Collin County, Texas.

Third Amendment and Supplement to the Covenants, Conditions and Restrictions for Watters Crossing recorded on or about December 27, 1996, under Document/Instrument No. 96-0109408 (or 19961227001094080), of the Deed of Records of Collin County, Texas.

5. The name and mailing address of the association:
Watters Crossing Homeowners Association, Inc.
c/o Neighborhood Management, Inc.
1024 S. Greenville Ave, Suite 230
Allen, TX 75002
6. The name, mailing address, telephone number, and email address of the association's designated representative is as follows:
Beverly Coghlan
Neighborhood Management, Inc.
1024 S. Greenville, Suite 230
Allen, Texas 75002
Telephone: 972-359-1548 Email: managementcertificate@nmitx.com.
7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is: <https://neighborhoodmanagement.com>.
8. Property Transfer /Resale Fees:
- | | |
|-------------------------------|-----------|
| Resale Certificate: | \$375.00 |
| Resale Certificate Update: | \$75.00 |
| Transfer Fee: | \$250.00 |
| Optional Inspection Fee: | \$150.00 |
| Working Capital Contribution: | \$395.00. |
9. 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, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 21 day of March, 2024

**WATTERS CROSSING HOMEOWNERS
ASSOCIATION, INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: 

Name: Beverly Coghlan

Title: Managing Agent

ACKNOWLEDGMENT

STATE OF TEXAS

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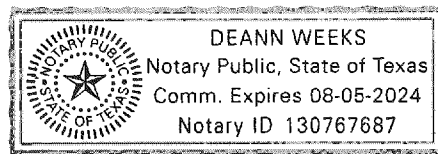
COUNTY OF COLLIN

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This instrument was acknowledged before me on the 21 day of March, 2024, by Beverly Coghlan, Agent for the Association of Watters Crossing Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas



Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2024000032530

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: March 21, 2024 02:33 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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: 2024000032530

Receipt Number: 20240321000471

Recorded Date/Time: March 21, 2024 02:33 PM

User: Kacy M

Station: Station 10

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF COLLIN

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX