

Waterscape Homeowners Association, Inc.

Property Owners' Association Management Certificate

As Required by Section 209.004, Texas Property Code

This certificate updates and replaces any previously recorded management certificate for this subdivision, such as instruments recorded as 20190000021434, 20200000015075, 2020000016579, and 20210000025861

1. Subdivision information. Waterscape is an addition to the city of Royse City in Rockwall County, Texas. The plats are recorded in the Plat Records of Rockwall County, Texas as:

- **Phase 1:** Document 20180000006807, recorded on April 20th, 2018
- **Phase 2A:** Document 20190000021286, recorded on November 25th, 2019
- **Phase 2B:** Document 20200000010285, recorded on May 15th, 2020

2. Declaration information. Lots in Waterscape Homeowners' Association are subject to Declaration of Covenants, Conditions and Restrictions Community Charter for Waterscape Homeowners' Association, recorded on April 25th, 2018, as Document 20180000007079, Real Property Records, Rockwall County, Texas, and amended as the following:

- First Amendment to Community Charter: Document 20190000021434, recorded on November 27th, 2019.
- Second Amendment to Community Charter: Document 20200000015075, recorded on July 13th, 2020.
- Third Amendment to Community Charter: Document 20210000025861, recorded on September 23rd, 2021.
- Fourth Amendment to Community Charter: Document 2020000016579, recorded on July 26th, 2022.
- Fifth Amendment to Community Charter: Document 20230000002285, recorded on February 16th, 2023.

3. Name of property owner's association: Waterscape Homeowners' Association, Inc.

4. How to contact the association through its managing agent:

Waterscape Homeowners Association, Inc.
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential
("FirstService Residential")
14951 North Dallas Parkway, Suite 600
Dallas, Texas 75254
Phone: 214-871-9700
Website: www.fsresidential.com
Email Address: Mgmt-CertificateTX@fsresidential.com
Community Website: <https://waterscape.connectresident.com>
Annual Dues: \$665.50
Resale Disclosure Package: \$375.00
Capital Contribution Fee: \$375.00
Lifestyle Enhancement Fee: \$200.00
Homeowner Setup/Unit Transfer: \$295.00

5. Purpose. The purpose of the Property Owners' Association Management Certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. 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. No person should rely on this Management Certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision.

Signed this 30th day of June 202~~2~~³

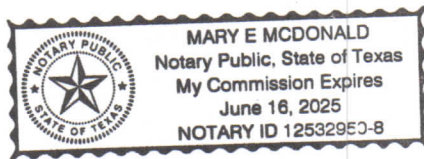
Waterscape Homeowners Association, Inc., a
Texas property owners' association


By: 

Lisa Cunningham, Senior Vice President
FirstService Residential Texas, Managing Agent

THE STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on this 30th day of June 202~~2~~³ by Lisa Cunningham, on behalf of FirstService Residential Texas, Managing Agent of a Texas property owners' association, on behalf of said association.




Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Waterscape Homeowners Association, Inc.
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential
("FirstService Residential")
14951 North Dallas Parkway, Suite 600
Dallas, Texas 75254

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
07/03/2023 11:22:52 AM
\$30.00
20230000010880



