



Waterside Estates CA MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Waterside Estates Community Association** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: Waterside Estates Community Association

Name of the Association: Waterside Estates Community Association

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Fort Bend County, Texas, as follows;

- (a) Waterside Estates, Section One, under Slide #1952/A
- (b) Waterside Estates, Section Two, under Slide #1950B
- (c) Waterside Estates, Section Three, under Slide #1951/B
- (d) Waterside Estates, Section Four, under Slide #2069/B
- (e) Waterside Estates, Section Five, under Slide # 2069/A
- (f) Waterside Estates, Section Six, under Slide #2068/B
- (g) Waterside Estates, Section One, under Slide #2098/A
- (h) Waterside Estates, Section Two, under Slide #2304/B
- (i) Waterside Estates, Section Seven, under Slide #2355/B
- (j) Waterside Estates, Section Eight, under Slide #2356/A
- (k) Waterside Estates, Section Nine, under Slide #2421/A
- (l) Waterside Estates, Section Three, under Slide #2509/B
- (m) Waterside Estates, Section Ten, under Slide #2511/A
- (n) Waterside Estates, Section Eleven, under Slide #2510/B
- (o) Waterside Estates, Section Twelve, under Clerk's File # 20040062
- (p) Waterside Estates, Section One, under Clerk's File #20040103

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Fort Bend County, Texas, as follows:

- (a) The Declaration of Covenants, Conditions and Restrictions: File No. 2000014166;
- (b) The First Amendment to Declaration of Covenants, Conditions and Restrictions: File No. 2001090108;
- (c) First Supplemental Declaration of Covenants, Conditions and Restrictions: File No. 2001027638;
- (d) Second Supplemental Declaration of Covenants, Conditions and Restrictions: File No. 2001034202;
- (e) Third Supplemental Declaration of Covenants, Conditions and Restrictions: File No. 2002098515;
- (f) Four Supplemental Declaration of Covenants, Conditions and Restrictions: File No. 2003005365;
- (g) Fifth Supplemental Declaration of Covenants, Conditions and Restrictions: File No. 2003087650;
- (h) Sixth Supplemental Declaration of Covenants, Conditions and Restrictions: File No. 2003130656;

- (i) Seventh Supplemental Declaration of Covenants, Conditions and Restrictions: File No. 2003146346;
- (j) Eighth Supplemental Declaration of Covenants, Conditions and Restrictions: File No. 2004077875;
- (k) Amended and Restated Second supplemental declaration of covenants, conditions and restrictions: File No. 2003174981;
- (l) Bylaws of Waterside Estates Community Association Inc: File No. 2000027574
- (m) First Amendment to the Bylaws: File No. 2005057423
- (n) Modification Guidelines: File No. 2001013337
- (o) Architectural Control Guidelines: File No. 2001013338
- (p) First Amendment to Architectural Control Guidelines for New Construction: File No. 2001090109
- (q) Second Amendment to Architectural Control Guidelines for New Construction: File No. 2003005366
- (r) Third Amendment to Architectural Control Guidelines for New Construction: File No. 2004153348
- (s) Waterside Estates Community Association, Inc Certificate: File No. 2006031404
- (t) Rules and Regulations and Fine Schedule: File No. 2007091864
- (u) Notice of Dedicatory Instrument: File No. 2010019539
- (v) Amendment to Regulation Regarding Flags and Flagpoles: File No. 2013151002
- (w) Resolution for Covenants Compliance Inspection: File No. 20221311831
- (x) Security Camera Policy: File No. 2022130981
- (y) ACC Denial Letter and Appeal Hearing Policy: File No. 2021210131
- (z) Deed Restriction Violation Hearing Policy: File No. 20211210124
- (aa) Large Contract Bid Solicitation Policy: File No. 2021210136
- (bb) Religious Display Policy: File No. 2021210150
- (cc) Security Measures Policy: File No. 2021210138
- (dd) Swimming Pool Enclosure Policy: File No. 2021210140

Name and Mailing Address of the Association

Waterside Estates Community Association
c/o Houston Community Management
17049 El Camino Real #100
Houston, Texas 77058

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Waterside Estates Community Association
Houston Community Management
17049 El Camino Real #100
Houston, Texas 77058
832-864-1200
customerservice@houcomm.com

Website Address of the Association

www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$95
Resale Certificate: \$375
Resale Certificate Update: \$75
Legacy Account Closure Fee: \$220
Refinance Statement of Account: \$75
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$125 for 3 day expedite

Executed on this the 20 day of December 2022

Waterside Estates C.A., acting by and through its managing agent,
Houston Community Management Services

Tracy Downs
Tracy Downs, President of Operations

STATE OF TEXAS §
COUNTY OF ~~Fort Bend~~ §
Harris

This instrument was acknowledged before me on the 20 day of December, 2022 by Tracy Downs, President of Operations with Houston Community Management, the managing agent for Waterside Estates, a Texas nonprofit corporation, on behalf of such corporation.

Jessica Richardson
Jessica Richardson
Notary Public, State of Texas

When recorded return to:
Houston Community Management
17049 El Camino Real #100
Houston, TX. 77058

