

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**  
**WATERWAY LANDING AT EAST SHORE HOME OWNER ASSOCIATION, INC.**

STATE OF TEXAS                   §  
  §  
COUNTY OF MONTGOMERY      §

WATERWAY LANDING AT EAST SHORE HOME OWNER ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) The names of the subdivision is The Woodlands Village of Grogans Mill Lake Woodlands East Shore, Section 18;
- (2) The name of the association is Waterway Landing at East Shore Home Owner Association, Inc.;
- (3) The subdivision is recorded in the Real Property Records of Montgomery County, Texas, as follows:
  - a. The Woodlands, Village of Grogans Mill, Lake Woodlands East Shore, Section 18, according to the map or plat thereof, recorded under Document No. 2016112451 of the Real Property Records of Montgomery County, Texas.
- (4) The recording data for the declaration and any amendments to the declaration is recorded in the Real Property Records of Montgomery County, Texas, as follows:
  - a. Declaration of Covenants, Conditions, Restrictions and Easements for Waterway Landing at East Shore, under Document No. 2017055571;
  - b. Annexation of Additional Lots Subjects to Declaration of Covenants, Conditions, Restrictions and Easements for Waterway Landing at East Shore, under Document No. 2018043774.
- (5) The name and mailing address of the Association is:

Waterway Landing at East Shore Home Owner Association, Inc.,  
c/o FirstService Residential Houston  
2925 Briar Park, Suite 700  
Houston, Texas 77042
- (6) The name, mailing address, telephone number, and email address of the Association's Designated Representative is:
  - a. FirstService Residential Houston, 2925 Briar Park, Suite 700, Houston, Texas 77042;
  - b. 1-877-253-9689;
  - c. [Houaton@fsresidential.com](mailto:Houaton@fsresidential.com).

- (7) The Association's website address is: https://waterway-landing.connectresident.com
- (8) The following fees are charged by the Association relating to a property transfer in the Subdivision:
- a. Transfer Fee: \$340.00;
  - b. Resale Certificate Fee: \$375.00;
  - c. Resale Certificate Update: \$75.00;
  - d. Refinance Fee: \$100.00;
  - e. Welcome Packet Fee: \$26.50.
- (9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Subdivision and Association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents of the Subdivision or Association, and it does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 13<sup>th</sup> DAY OF November, 2024.

By: [Signature], Managing Agent for Waterway Landing at East Shore Home Owner Association, Inc., on behalf of FirstService Residential Houston.

Ashleigh Keen  
Print Name

STATE OF TEXAS

§  
§  
§

COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Ashleigh Keen, of FirstService Residential Houston, Managing Agent for Waterway Landing at East Shore Home Owner Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this 13 day of November, 2024.

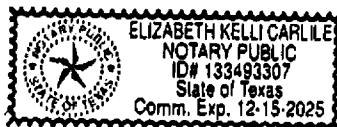
AFTER RECORDING RETURN TO:

MAIA BARTEE

Assistant General Counsel

FirstService Residential

14951 Dallas Pkwy Suite 600 Dallas, TX 75254



[Signature]  
Notary Public, State of Texas

**E-FILED FOR RECORD**

11/15/2024 12:19PM



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number  
sequence on the date and time stamped herein  
by me and was duly e-RECORDED in the Official Public  
Records of Montgomery County, Texas.

**11/15/2024**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas