

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
WATERVIEW COMMUNITY ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of the WATERVIEW COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

WITNESSETH:

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision.** The name of the subdivision which is the subject of the Certificate is generally described as WaterView and more particularly described on Exhibit A attached hereto.

2. **Name and Mailing Address of the Association.** The name of the Association is the WaterView Community Association, Inc. and its mailing address is 7801 Kings Court, Rowlett, Texas 75089

3. **Recording Data for the Subdivision.** The recording data for the subdivision is attached hereto as Exhibit "A."

4. **Recording Data for the Declaration.** The recording data for the Declaration, herein so-called, is Volume 98131, Page 00453, *et seq.*, in the Official Public Records of Dallas County, Texas; the Declaration has been amended and/or supplemented by instruments recorded in (1) Volume 99046, Page 01866, *et seq.*; (2) Volume 2000223, Page 00718, *et seq.*; (3) Volume 2001156, Page 10255, *et seq.*; (4) Volume 2003133, Page 03389, *et seq.*; (5) Volume 2003133, Page 03395 *et seq.*; (6) Volume 2004222, Page 00204, *et seq.*; (7) Volume 2004222, Page 00212 *et seq.*; and (8) Volume 2005105, Page 05600, *et seq.* in the Official Public Records of Dallas County, Texas.

5. **Name of and Contact Information for the Managing Agent of the Association.** The Association's account manager is CMA Management Associates, Inc., 1800 Preston Park Boulevard, Suite #200, Plano, TX 75093, and its phone number is 972-943-2800.

The phone number and email address for the onsite office is: (i) (972) 463-4455; and (ii) manager@waterviewhoa.com.

6. **Website.** The Association's website may be found at www.waterviewhoa.com.

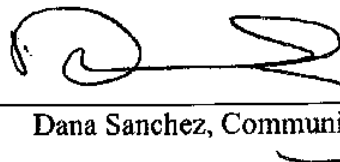
7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$375.00 as transfer/resale disclosure/estoppel fee or \$50.00 when purchase is by builder; (ii) \$60.00 for resale certificate/estoppel update; (iii) \$150.00 for reserve contribution/initiation fee; (iv) \$75.00 as inspection fee; (v) \$175 as a transfer fee; and (vi) \$190.00 transfer fee following a trustee sale or foreclosure.

8. **Resale Certificates.** Resale Certificates may be ordered online through the Association's Account Manager's website: www.cmamanagement.com. For any questions regarding resale certificates, please contact CMA Management Associates, Inc. at (972) 943-2800.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written and on behalf of the Association in compliance with Section 209.004 of the Texas Property Code, and serves to take the place of any previously filed Management Certificate by the Association.

ASSOCIATION:

WATERVIEW COMMUNITY ASSOCIATION,
INC., a Texas non-profit corporation

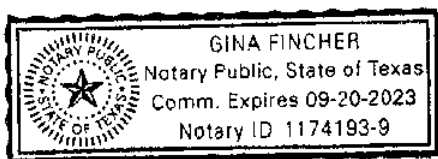
By: 
Dana Sanchez, Community Manager

STATE OF TEXAS §

§

COUNTY OF DALLAS §

This instrument was acknowledged before me on this 1st day of September, 2021, by Dana Sanchez, Community Manager for the WaterView Community Association, Inc.



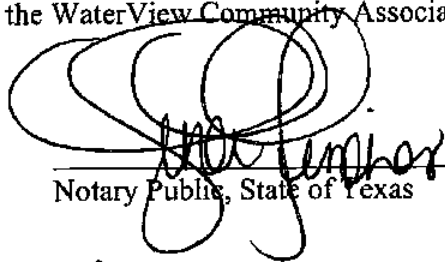

Notary Public, State of Texas

EXHIBIT A

Those tracts and parcels of real property located in the City of Rowlett, Dallas County, Texas and more particularly described as follows:

- (a) All real property subject to the Declaration of Covenants, Conditions and Restrictions for The WaterView Community, executed by Snapdragon Properties Associates, L.P., as Declarant, recorded on July 7, 1998, in Volume 98131, Page 00453, *et seq.*, in the Real Property Records of Dallas County, Texas, and any other applicable refilings or replatings thereof or amendments, corrections or supplements thereto; and
- (b) **WaterView, PHASE ONE, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98203, Page 10, Map Records, Dallas County, Texas; and**
- (c) **WaterView, PHASE TWO, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98203, Page 9, Map Records, Dallas County, Texas; and**
- (d) **WaterView, PHASE THREE, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98203, Page 8, Map Records, Dallas County, Texas; and**
- (e) **WaterView, PHASE 4A, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 99083, Page 88, Map Records, Dallas County, Texas; and**
- (f) **WaterView, PHASE 4B, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 99137, Page 723, Map Records, Dallas County, Texas; and**
- (g) **WaterView, PHASE 5A, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 99191, Page 423, together with a replat thereof recorded in Volume 2000097, Page 908, Map Records, Dallas County, Texas; and**
- (h) **WaterView, PHASE 5B, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2000151, Page 2744, Map Records, Dallas County, Texas; and**
- (i) **WaterView, PHASE 5C, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001129, Page 01092, Map Records, Dallas County, Texas; and**

- (j) **WaterView, PHASE 5D, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2000093, Page 03565, Map Records, Dallas County, Texas; and**
- (k) **WaterView, PHASE 6A, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2000151, Page 2738, Map Records, Dallas County, Texas; and**
- (l) **WaterView, PHASE 6B, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2000151, Page 2741, Map Records, Dallas County, Texas; and**
- (m) **WaterView, PHASE 6C, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2002040, Page 00011, Map Records, Dallas County, Texas; and**
- (n) **WaterView, PHASE 7, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001001, Page 143, Map Records, Dallas County, Texas; and**
- (o) **WaterView, PHASE 8A, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001058, Page 00111, Map Records, Dallas County, Texas; and**
- (p) **WaterView, PHASE 8B, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2002229, Page 102, Map Records, Dallas County, Texas; and**
- (q) **WaterView, PHASE 8C, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2003102, Page 68, Map Records, Dallas County, Texas; and**
- (r) **WaterView, PHASE 9, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2004019, Page 89, Map Records, Dallas County, Texas; and**
- (s) **WaterView, PHASE 10, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001076, Page 02955, Map Records, Dallas County, Texas; and**
- (t) **WaterView, PHASE 11A, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001076, Page 02961, Map Records, Dallas County, Texas; and**

- (u) **WaterView, PHASE 11B, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001058, Page 00114, Map Records, Dallas County, Texas; and**
- (v) **WaterView, PHASE 12, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001076, Page 02959, Map Records, Dallas County, Texas; and**
- (w) **WaterView, PHASE 13, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2002229, Page 104, Map Records, Dallas County, Texas; and**
- (x) **WaterView, PHASE 14, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2004221, Page 208, Map Records, Dallas County, Texas; and**
- (y) **Villas at WaterView, PHASE 1, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98158, Page 00608, Map Records, Dallas County, Texas; and**
- (z) **Villas at WaterView, PHASE 2, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98158, Page 00609, Map Records, Dallas County, Texas; and**
- (aa) **Villas at WaterView, PHASE 3, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 98158, Page 00612, Map Records, Dallas County, Texas.**

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

Instrument Number: 202100263710

eRecording - Real Property

Recorded On: September 02, 2021 11:11 AM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$42.00

***** **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: 202100263710
Receipt Number: 20210902000563
Recorded Date/Time: September 02, 2021 11:11 AM
User: Lynn G
Station: CC18

Record and Return To:

Simplifile



**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.