



**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**  
**WATERSIDE ESTATES COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS                   §  
   §  
COUNTY OF FORT BEND       §

WATERSIDE ESTATES COMMUNITY 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 name of the Subdivisions under the Association's jurisdiction are Waterside Estates and Waterside Village;

(2) the name of the Association is Waterside Estates Community Association, Inc.;

(3) the subdivision is recorded in the Plat Records of Fort Bend County, Texas, as follows:

- (a) Waterside Estates, Section One, under Slide Number 1952/A;
- (b) Waterside Estates, Section Two, under Slide Number 1950B;
- (c) Waterside Estates, Section Three, under Slide Number 1951/B;
- (d) Waterside Estates, Section Four, under Slide Number 2069/B;
- (e) Waterside Estates, Section Five, under Slide Number 2069/A;
- (f) Waterside Estates, Section Six, under Slide Number 2068/B;
- (g) Waterside Village, Section One, under Slide Number 2098/A;
- (h) Waterside Village, Section Two, under Slide Number 2304/B;
- (i) Waterside Estates, Section Seven, under Slide Number 2355/B;
- (j) Waterside Estates, Section Eight, under Slide Number 2356/A;
- (k) Waterside Estates, Section Nine, under Slide Number 2421/A;
- (l) Waterside Village, Section Three, under Slide Number 2509/B;
- (m) Waterside Estates, Section Ten, under Slide Number 2511/A;
- (n) Waterside Estates, Section Eleven, under Slide Number 2510/B;
- (o) Waterside Estates, Section Twelve, under Clerk's File No. 20040062;

(p) Waterside Estates, Section Thirteen, under Clerk's File No. 20040103;

(4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Fort Bend County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for Waterside Estates, under Clerk's File No. 2000014166;
- (b) First Amendment to Declaration of Covenants, Conditions and Restrictions for Waterside Estates, under Clerk's File No. 2001090108;
- (c) First Supplemental Declaration of Covenants, Conditions and Restrictions for Waterside Estates (annexing Waterside Estates sections four, five, and six), under Clerk's File No. 2001027638;
- (d) Second Supplemental Declaration of Covenants, Conditions and Restrictions for Waterside Estates (annexing Waterside Village, Section One), under Clerk's File No. 2001034202;
- (e) Third Supplemental Declaration of Covenants, Conditions and Restrictions for Waterside Estates (annexing Waterside Village, Section 2), under Clerk's File No. 2002098515;
- (f) Fourth Supplemental Declaration of Covenants, Conditions and Restrictions for Waterside Estates (annexing Waterside Estates, Sections Seven and Eight), under Clerk's File No. 2003005365;
- (g) Fifth Supplemental Declaration of Covenants, Conditions and Restrictions for Waterside Estates (annexing Waterside Estates, Section Nine), under Clerk's File No. 2003087650;
- (h) Sixth Supplemental Declaration of Covenants, Conditions and Restrictions for Waterside Estates (annexing Waterside Estates, Section Ten and Waterside Village, Section Three), under Clerk's File No. 2003130656;
- (i) Seventh Supplemental Declaration of Covenants, Conditions and Restrictions for Waterside Estates (annexing Waterside Estates, Section Eleven), under Clerk's File No. 2003146346;
- (j) Eighth Supplemental Declaration of Covenants, Conditions and Restrictions for Waterside Estates (annexing Waterside Estates, Sections Twelve and Thirteen), under Clerk's File No. 2004077875;
- (k) Amended and Restated Second Supplemental Declaration of Covenants, Conditions and Restrictions for Waterside Estates Nonresidential Properties (annexing 11.4732 acres), under Clerk's File No. 2003174981;

(5) the name and mailing address of the Association is:

- (a) Waterside Estates Community Association, Inc., c/o Crest Management Company, 17171 Park Row, Suite 310, Houston, Texas 77084;

(6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

- (a) Crest Management Company, 17171 Park Row, Suite 310, Houston, Texas 77084
- (b) (281) 579-0761
- (c) [info@crest-management.com](mailto:info@crest-management.com)

(7) The Association's website address is:

<https://www.crest-management.com/Communities/Waterside-Estates-Homeowners-Association>

\*This management certificate is intended to identify and provide contact information for the Waterside Estates Community Association and does not purport to list all relevant legal documents for the Association. Additional documents relevant to the subdivision may be found online at the URL listed above.

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- (a) Resale Certificate Fee - \$225.00;
- (b) RUSH fee for Resale Certificate - \$50.00  
(when needed in less than the time allowed  
by Texas Property Code Chapter 207);
- (c) Certified Statement of Account (Transfer Fee) - \$215.00;
- (d) Refinance Statement of Account - \$75.00;
- (e) Updated Resale Certificate 30-180 days of original - \$75.00 (a new Resale Certificate must be purchased after 180 days);

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate 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 10 DAY OF May, 2022.

By: Carol Bonds, on behalf of  
Crest Management Company, AAMC., Managing Agent for  
Waterside Estates Community Association, Inc.

CAROLYN BONDS  
Print Name

STATE OF TEXAS

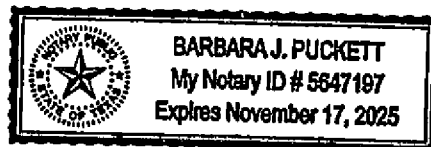
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COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Carolyn Bonds, of Crest Management Company, AAMC Managing Agent for Waterside Estates Community 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 the 10<sup>th</sup> day of May, 2022.

**E-RECORDED BY:**  
HOLT & YOUNG, P.C.  
9821 Katy Freeway, Ste. 350  
Houston, Texas 77024



Barbara J. Puckett  
Notary Public, State of Texas