

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
WATER CREST ON LAKE CONROE COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

This Property Owners' Association Management Certificate is being recorded by Water Crest on Lake Conroe Community Association, Inc., a Texas non-profit corporation (the "Association"), in compliance with the terms of Chapter 209.004 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

1. **Name of Subdivision(s)**: The name of the subdivision is Water Crest on Lake Conroe
2. **Name of Association**: The name of the Association is Water Crest on Lake Conroe Community Association, Inc., a Texas nonprofit corporation.
3. **Recording Data for the Subdivision**:
 - (a) Water Crest on Lake Conroe, Sec 1, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2014029420 in the Official Public Records of Montgomery County, Texas;
 - (b) Water Crest on Lake Conroe, Sec 2, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2014026721 in the Official Public Records of Montgomery County, Texas;
 - (c) Water Crest on Lake Conroe, Sec 3, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2014029427 in the Official Public Records of Montgomery County, Texas;
 - (d) Water Crest on Lake Conroe, Sec 3 Replat No. 1 Including a Replat of Reserve "A" of Water Crest on Lake Conroe Sec 4 Replat No. 1, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2017047045 in the Official Public Records of Montgomery County, Texas;
 - (e) Water Crest on Lake Conroe, Sec 4, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2014029428 in the Official Public Records of Montgomery County, Texas;
 - (f) Water Crest on Lake Conroe, Sec 4 Replat No.1, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2015036500 in the Official Public Records of Montgomery County, Texas;

- (g) Water Crest on Lake Conroe, Sec 5, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2017114598 in the Official Public Records of Montgomery County, Texas;
- (h) Water Crest on Lake Conroe, Sec 6, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2016044260 in the Official Public Records of Montgomery County, Texas;
- (i) Water Crest on Lake Conroe, Sec 7, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2015054823 in the Official Public Records of Montgomery County, Texas;
- (j) Water Crest on Lake Conroe, Sec 8, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2016058427 in the Official Public Records of Montgomery County, Texas;
- (k) Water Crest on Lake Conroe, Sec 9, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2017114597 in the Official Public Records of Montgomery County, Texas;
- (l) Water Crest on Lake Conroe, Sec 9 Partial Replat No.1, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2020069773 in the Official Public Records of Montgomery County, Texas;
- (m) Water Crest on Lake Conroe, Sec 10, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2015069529 in the Official Public Records of Montgomery County, Texas;
- (n) Water Crest on Lake Conroe, Sec 10 Replat No.1, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2018059746 in the Official Public Records of Montgomery County, Texas;
- (o) Water Crest on Lake Conroe, Sec 11, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2015027552 in the Official Public Records of Montgomery County, Texas;
- (p) Water Crest on Lake Conroe, Sec 13, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2018035055 in the Official Public Records of Montgomery County, Texas;
- (q) Water Crest on Lake Conroe, Sec 14, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2018082060 in the Official Public Records of Montgomery County, Texas;
- (r) Water Crest on Lake Conroe, Sec 15, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2019080003 in the Official Public Records of Montgomery County, Texas;

- (s) Water Crest on Lake Conroe, Sec 16, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2020081469 in the Official Public Records of Montgomery County, Texas; and
- (t) Water Crest on Lake Conroe, Sec 17, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2020040941 in the Official Public Records of Montgomery County, Texas;

4. Recording Data for the Declaration:

- (a) Water Crest on Lake Conroe Master Covenant recorded under Document No. 2014057828, Official Public Records of Montgomery County, Texas;
- (b) Water Crest on Lake Conroe First Amendment to Master Covenant recorded under Document No. 2023068579, Official Public Records of Montgomery County, Texas;
- (c) Water Crest on Lake Conroe Second Amendment to Master Covenant recorded under Document No. 2023093222, Official Public Records of Montgomery County, Texas;
- (d) Water Crest on Lake Conroe Development Area Declaration recorded under Document No. 2014058260, Official Public Records of Montgomery County, Texas;
- (e) Water Crest on Lake Conroe First Amended Declaration recorded under Document No. 2017065481, Official Public Records of Montgomery County, Texas;
- (f) Water Crest on Lake Conroe Second Amended Declaration recorded under Document No. 2019082127, Official Public Records of Montgomery County, Texas;
- (g) Water Crest on Lake Conroe Third Amended Declaration recorded under Document No. 2020055639, Official Public Records of Montgomery County, Texas;
- (h) Water Crest on Lake Conroe Notice of Applicability [Phases 1, 2, 3, and 4] recorded under Document No. 2014059121, Official Public Records of Montgomery County, Texas;
- (i) Water Crest on Lake Conroe Amended and Restated Adoption of Working Capital Assessment recorded under Document No. 2015090126, Official Public Records of Montgomery County, Texas;
- (j) Water Crest on Lake Conroe Second Amended and Restated Adoption of Working Capital Assessment recorded under Document No. 2020149011, Official Public Records of Montgomery County, Texas;

- (k) Water Crest on Lake Conroe Notice of Applicability Section 3 Declaration – Age 55 and Older, recorded under Document No. 2017014887, Official Public Records of Montgomery County, Texas;
- (l) Water Crest on Lake Conroe First Amendment to Section 3 Declaration – Age 55 and Older, recorded under Document No. 2017065483, Official Public Records of Montgomery County, Texas;
- (m) Water Crest on Lake Conroe Supplement to Community Manual recorded under Document No. 2017015452, Official Public Records of Montgomery County, Texas;
- (n) Water Crest on Lake Conroe Declarant Removal and Appointment of Director recorded under Document No. 2017085844, Official Public Records of Montgomery County, Texas;
- (o) Water Crest on Lake Conroe Supplement to Community Manual recorded under Document No. 2022059615, Official Public Records of Montgomery County, Texas;

5. Name And Mailing Address of the Association:

Water Crest on Lake Conroe Community Association, Inc., c/o Inframark, LLC, 2002 W. Grand Parkway N., Suite 100, Katy Texas 77449;

6. Name, mailing address, telephone number, and email address of the Association's Designated Representative:

(a) Inframark, LLC, 2002 W. Grand Parkway N., Suite 100, Katy Texas 77449;

(b) (346) 333-8699;

(c) CustomerCare@inframark.com;

7. Website:

<https://inframarkims.com>;

8. Fees charged by the Association relating to a property transfer in the Subdivision:

D.R. Horton Special Builder Package:

- (a) Transfer Fee - \$225.00
- (b) Builder Package - \$250.00

Resident to Resident Transfer:

- (a) Transfer Fee - \$275.00;
- (b) Refinance Fee - \$150.00;
- (c) Resale Certificate Fee - \$375.00;
- (d) Updated Resale Certificate Fee - \$75.00;
- (e) Rush Fee:
 - (i) \$185.00 for 1-day rush;
 - (ii) \$150.00 for 3-day rush;
 - (iii) \$125.00 for 5-day rush;
- (f) Capitalization Fee - 100% of then-current Regular Assessment.

- 9. Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform 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.**

[SIGNATURE PAGE FOLLOWS]

SIGNED THIS 4 DAY OF December, 2023

By: Amanda England Managing Agent for
Water Crest on Lake Conroe Community Association, Inc.

Amanda England
Print Name

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared Amanda England, for Water Crest on Lake Conroe 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 4 day of Dec., 2023.

Sharon Ann Griffith
Notary Public, State of Texas



E-FILED FOR RECORD

12/05/2023 10:21AM



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.

12/05/2023



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas