


MARY LOUISE NICHOLSON
COUNTY CLERK

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
WATERSBEND HOMEOWNERS ASSOCIATION, INC.

The undersigned, being an officer of WatersBend Homeowners Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain Property Owners' Association Management Certificate for WatersBend Homeowners Association, Inc., recorded as Document No. D213308367 in the Official Public Records of Tarrant County, Texas.

1. The name of the subdivision: WatersBend.
2. The name of the Association: WatersBend Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All of that certain real property in Tarrant County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for WatersBend, recorded under Document No. D202294745 in the Official Public Records of Tarrant County (the "Declaration").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: WatersBend Homeowners Association, Inc., c/o Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Insight Association Management
Attn.:	Bruce Crawford
Mailing Address:	275 W. Campbell Road, Suite 620, Richardson, TX 75080
Telephone Number:	214-494-6002
Email Address:	resales@insightam.com

7. Website to access the Association's dedicatory instruments:
www.watersbend.nabrnetwork.com
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment – \$500.00.

Transfer Fee - \$150.00.

Resale Disclosure Package - \$350.00.

Resale Disclosure Update - \$35.00.

Rush Fee - \$100.00.

Expedited Rush Fee - \$200.00.

Custom Questionnaires - \$165.00.

Association Questionnaires - \$125.00.

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

[SIGNATURE PAGE FOLLOWS]

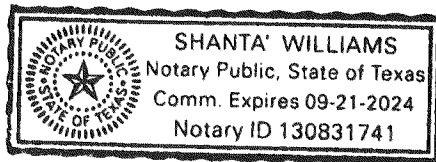
WATERSBEND HOMEOWNERS ASSOCIATION,
INC., a Texas nonprofit corporation

By: [Signature]
Name: Chelsea Faxon-Reeves
Title: President

STATE OF TEXAS §
COUNTY OF Tarrant §

This instrument was acknowledged before me this 13th day of October, 2021
by Chelsea Faxon-Reeves President of WatersBend Homeowners Association, Inc., a Texas nonprofit
corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:
KRISTI E. STOTTS, ESQ.
WINSTEAD PC
401 CONGRESS AVE., SUITE 2100
AUSTIN, TEXAS 78701
KSTOTTS@WINSTEAD.COM

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Fossil Park Estates, recorded as Document No. D202294745, Official Public Records of Tarrant County, Texas.
2. Supplemental Declaration of Covenants, Conditions and Restrictions for Fossil Park Estates (Fossil Park at WatersBend), recorded as Document No. D205135946, Official Public Records of Tarrant County, Texas.
3. Second Supplemental Declaration of Covenants, Conditions and Restrictions for Fossil Park Estates (Fossil Park at WatersBend), recorded as Document No. D205135947, Official Public Records of Tarrant County, Texas.
4. First Amendment to Declaration of Covenants, Conditions and Restrictions for Fossil Park Estates, recorded as Document No. D205135948, Official Public Records of Tarrant County, Texas.
5. Second Amendment to Declaration of Covenants, Conditions and Restrictions for WatersBend, recorded as Document No. D205243682, Official Public Records of Tarrant County, Texas.
6. Third Supplemental Declaration of Covenants, Conditions and Restrictions for Fossil Park Estates (Fossil Hill Phase 5), recorded as Document No. D207122738, Official Public Records of Tarrant County, Texas.
7. Third Amendment to Declaration of Covenants, Conditions and Restrictions for WatersBend, recorded as Document No. D207288583, Official Public Records of Tarrant County, Texas.
8. Fourth Supplemental Declaration of Covenants, Conditions and Restrictions for WatersBend recorded as Document No. D215277598, Official Public Records of Tarrant County, Texas.
9. Assignment and Assumption of Declarant Rights, recorded as Document No. D215281477, Official Public Records of Tarrant County, Texas.
10. Assignment and Assumption of Declarant Rights, recorded as Document No. D218216385, Official Public Records of Tarrant County, Texas.
11. Supplemental Policies and Rules Adopted Pursuant to the 2021 Legislative Session for WatersBend, recorded as Document No. D221287294, Official Public Records of Tarrant County, Texas.

EXHIBIT "A"

WATERSBEND HOMEOWNERS ASSOCIATION, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE