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Laura Richard, County Clerk
Fort Bend County Texas
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Management Certificate

In compliance with Tex. Prop. Code, Title 11 Section 209.004

STATE OF TEXAS §
§
COUNTY OF FORT BEND §

I, Randall Q. Smith, am the Property Manager of Waterford Village Townhome Association, Inc., the entity filing this Management Certificate ("the Association"), which is a duly organized and existing non-profit Texas Corporation. In said capacity, I am aware of the governing documents for the Association and am competent to make this Affidavit. As such, I certify that the following information is correct:

Name of Subdivision: Waterford Park Townhomes
Name of Association: Waterford Village Townhome Association, Inc.
Website of Association: http://www.randallmanagement.com/wv-waterford-village/

The governing documents for the Association are as follows:

NAME	FILING #	DATE FILED
Declaration of Covenants, Conditions and Restrictions	2004133283	11/01/04
Plat	2004133282	11/01/04
Certificate of Formation	2007013677	02/02/07
Bylaws	2007013677	02/02/07
Affidavit Regarding Error on Plat	2011061397	06/28/11
Guidelines Re: Rain Barrels, Rain Harvesting Systems, Solar Energy Devices, Shingles, Flags, Religious Items, Payment Plan Policy, Record Retention Policy, Open Records Policy	2012127045	11/05/12
Amended Policies Re: Flags, Religious Items, Shingles, Solar Energy Devices, Rainwater Harvesting Systems, Xeriscaping, Record Retention / Open Records, Resale Certificate Production, Amended Collection Policy	2013157317	12/23/13
Bylaw Amendment	2017027209	03/15/17
First Amended Rules & Regulations	2017098832	09/08/17

Fees charged by the association relating to a property transfer in the subdivision are more fully described in the attached Exhibit "A".

Additional fees which may include fees for items such as collections, refinancing, returned checks, title searches, lien searches, certified mail fees, deed compliance are set forth in one or more of the policies indicated herein.

For information regarding additional fees charged by the Association's attorney for matters including collections, transfers, refinancing, resale, returned checks, title searches, lien searches, certified mail fees, deed compliance, please contact the Association's counsel, at the address below.

The name and mailing address of the Association:

Waterford Village Townhome Association, Inc.
6200 Savoy Drive, Suite 420
Houston, Tx 77036

The name, mailing address, telephone number, and email address of the Association's managing agent / designated representative:

Randall Q. Smith
Randall Management
6200 Savoy, Suite 420
Houston, Tx 77036

(713) 728-1126
WV@randallmanagement.com

Legal Counsel for the Association is as follows:

LAMBRIGHT ✯ MCKEE
940 Corbindale Rd.
Houston, Texas 77024
Telephone (713) 840-1515
Facsimile (713) 840-1521

Date: August 31, 2021

By: _____
Randall Q. Smith, Property Manager

STATE OF TEXAS §
§
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 31st day of August, 2021 by Randall Q. Smith, Property Manager, on behalf of the Association.

CAROLINA LEYVA
Notary ID #12273988
My Commission Expires
June 16, 2025

_____
Notary Public in and for the State of Texas

EXHIBIT "A"

FEES CHARGED BY THE ASSOCIATION RELATING TO A PROPERTY TRANSFER IN THE SUBDIVISION

DESCRIPTION	AMOUNT	MADE PAYABLE TO:
Management Transfer Fee	$250.00	Randall Management
Association Transfer Fee	N/A	Randall Management
Refinancing Fee	$100	Randall Management
Resale Certificate	$250	Randall Management
Resale Update	$75	Randall Management
Quote Fee	$100	Randall Management
Quote Update	$50	Randall Management
Capital Reserve Fee	N/A	Randall Management
Move-in Fee	N/A	Randall Management
Elevator Fee	N/A	Randall Management
Resale Cert. Rush Fees	• $25.00 (5-6 Days) • $50.00 (3-4 Days) • $75.00 (1-2 Days)	Randall Management
Quote Rush Fees	• $25.00 (5-6 Days) • $50.00 (3-4 Days) • $75.00 (1-2 Days)	Randall Management