

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

SOUTH VILLAGE AT WATERMERE HOMEOWNERS ASSOCIATION INC MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by South Village at Watermere Homeowners Association Inc (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: South Village at Watermere

Name of the Association: South Village at Watermere Homeowners Association, Inc

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Tarrant County, Texas, as follows:

- (a) Plat recorded with Tarrant County records filed for record as Instrument number D214208586

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Tarrant County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions filed for record as Instrument number D214216260
- (b) First Amendment Declaration of Covenants, Conditions and Restrictions filed for record as Instrument number D216010778
- (c) Second Amendment Declaration of Covenants, Conditions and Restrictions filed for record as Instrument number D217232559
- (d) Third Amendment Declaration of Covenants, Conditions and Restrictions filed for record as Instrument number D219278903
- (e) Amended And restated filed for record as Instrument number D220193534
- (f) Builder Deposit Rules and Regulations filed for record as Instrument number D22119116
- (g) Bylaws filed for record as Instrument number D215078423
- (h) Amended And restated Declaration of Covenants, Conditions and Restrictions filed for record as Instrument number D220195913
- (i) Amendment and Covenant to share cost filed for record as Instrument number D214215402
- (j) Email Registration Policy filed for record as Instrument number D215078423
- (k) Alternative Payment Plan Policy filed for record as Instrument number D215078423
- (l) Governing Documents Enforcement and Fine Policy filed for record as Instrument number D218205311
- (m) First Amended Fine Schedule filed for record as Instrument number D220119870
- (n) Notice of Filing of Dedicatory Instruments filed for record as Instrument number D215078423
- (o) Notice of Filing of Dedicatory Instruments filed for record as Instrument number D220308877
- (p) Assessment Collection Policy filed for record as Instrument number D223200316
- (q) Supplemental Notice of Dedicatory Instruments filed for record as Instrument number D222270645

Name and Mailing Address of the Association

South Village at Watermere Homeowners Association Inc
c/o Principal Management Group of North Texas
801 E. Campbell Road Ste 620
Richardson, TX 75081

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Principal Management Group of North Texas
801 E. Campbell Road Ste 620

Richardson, TX 75081
214-368-4030
NTXcustomercare@associa.us

Website Address of the Association

www.townsq.io

Property Transfer Fee(s) Charged by the Association:

- New account setup fee establishing new owner's account in the association's records: \$95
- Resale Certificate: \$375
- Resale Certificate Update: \$75
- Legacy Account Closure Fee: \$220
- Refinance Statement of Account: \$75
- Expediate Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1-day expediate
\$120 for 3-day expediate

Executed on this the 31st day of January 2026

South Village at Watermere Homeowners Association Inc,
acting by and through its managing agent, Principal
Management Group of North Texas



Mark Southall, Branch President

STATE OF TEXAS

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COUNTY OF TARRANT

This instrument was acknowledged before me on the 31st day of January 2026 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for South Village at Watermere Homeowners Association Inc, a Texas nonprofit corporation, on behalf of such corporation.



Notary Public, State of Texas

When recorded return to:
Principal Management Group of North Texas
801 E. Campbell Road Ste 620
Richardson, TX 75081

