

**MANAGEMENT CERTIFICATE  
OF  
WATERWOOD IMPROVEMENT ASSOCIATION, INC.**

This Management Certificate, pursuant to Section 209.004 of the Texas Property Code, hereby supercedes and replaces any prior management certificates applicable to the property described below and all such prior management certificates are hereby revoked.

1. **The name of the subdivision is:** Waterwood Subdivision.
2. **The name of the association is:** WATERWOOD IMPROVEMENT ASSOCIATION, INC., a Texas non-profit corporation.
3. **The recording data for the subdivision is as follows:**

***Waterwood:***

All lots in Replat Unit II Waterwood Country Club Estates EXCEPT Lot 1 of Block 2 and Lots 1 and 2 of Block 14, a subdivision in San Jacinto County, Texas, according to the plat thereof of record in the Office of the San Jacinto County Clerk;

All lots in Replat Unit III Waterwood Country Club Estates, a subdivision in San Jacinto County, Texas, according to the plat thereof of record in the Office of the San Jacinto County Clerk;

Additionally, please see the tracts of land specifically described and recorded in Volume 127, Page 533, Map Records of San Jacinto County, Texas; and in Volume 243, Page 694, Map Records of Walker County, Texas, presently consisting of 24,399.96 acres of land, more or less.

***Augusta Estates:***

WATERWOOD AUGUSTA ESTATES, a subdivision in San Jacinto County, Texas, according to the plat thereof recorded in Volume 7, Page 3, of the Plat Records of San Jacinto County, Texas.

***Bass Boat Village:***

Blocks 1 through 24 of Bass Boat Village of Waterwood, a subdivision within San Jacinto County, Texas, according to the plat thereof on file for record in the Office of the San Jacinto County Clerk in Book 5 of the Plat Records at Page 28.

***Bay Hill:***

Bay Hill, a subdivision within the San Jacinto County, Texas, according to the plat thereof on file for record in the office of the San Jacinto County Clerk in Book 5 of Plat Records at Page 26.

***Country Club Estates I:***

All lots in Unit I Waterwood Country Club Estates except Lot 11 of Block 4, Lot 14 of Block 5, Lot 23 of Block 7 and Lot 21 of Block 8 and all reserve areas;

All according to the plats thereof of record in the Office of the Count Clerk of San Jacinto County, Texas;

***Country Club Estates III:***

All lots in Replat Unit I Waterwood Country Club Estates, a subdivision in San Jacinto County, Texas, according to the plat thereof on file for record in the Office of the San Jacinto County Clerk EXCEPT Lot 11 of Block 4, Lots 18 and 21 of Block 5, Lot 1 of Block 10, Lot 1 of Block 11 and Lot 1 of Block 12 and FURTHER EXCEPT Golf Course Tracts therein;

Lots 1-25 of Block 4, Lots 1-28 of Block 5, Lots 1-10 of Block 6, Lots 1-16 of Block 7, Lots 1-16 of Block 8, Lots 1-11 and 13-20 of Block 10, Lots 1-29 of Block 16 and Lots 1-29 of Block 17 in Replat Unit II Waterwood Country Club Estates, a subdivision in San Jacinto County, Texas, according to the plat thereof on file for record in the Office of the San Jacinto County Clerk;

All lots in Replat Unit III Waterwood Country Club Estates, a subdivision in San Jacinto County, Texas, according to the pat thereof on file for record in the Office of the San Jacinto County Clerk EXCEPT Lots 1-4 of Block 1, Lots 1-5 of Block 6 and Lot 1 of Block 7 and FURTHER EXCEPT Golf Course Tracts and Green Belt Reserves therein.

***Fairway One Block 1:***

Fairway One - Block 1, a subdivision within San Jacinto County, Texas, according to the plat thereof on file for record in the Office of the San Jacinto County Clerk in Book 5 of Plat Records at Page 32 & 33.

***Fairway One Block 2:***

Lots 1 through 5 of FAIRWAY ONE BLOCK 2, a subdivision within San Jacinto County, Texas, according to the plat thereof on file for record in the Office of the San Jacinto County Clerk in Book 6 of Plat Records at Page 10.

***Fairway One Block 3:***

Lots 1 through 5 of Fairway One Block Three, a subdivision within San Jacinto County, Texas, according to the plat thereof on file for record in the Office of the San Jacinto County Clerk in Book 6 of Plat Records at Page 24.

***Greentree Village XI-A:***

Replat Revision No. 1 Unit XI-A Greentree Village of Waterwood:

<u>Block</u>	<u>Lots</u>
1	2-8 and 11-17
2	2-8 and 11-17
3	2-8 and 11-17
4	2-8 and 11-17
5	2-8 and 11-17
6	2-7 and 10-12
7	2-12 and 15-26
8	2-13 and 16-26
9	2-11 and 14-23

Replat Revision No. 1 Unit XI-A Greentree Village of Waterwood:

<u>Block</u>	<u>Lots</u>
1	1, 9, 10 and 18
2	1, 9, 10 and 18
3	1, 9, 10 and 18
4	1, 9, 10 and 18
5	1, 9, 10 and 18
6	1, 8, 9 and 13
7	1, 13, 14 and 27
8	1, 14, 15 and 27
9	1, 12, 13 and 24

All according to the plat thereof of record in the Office of the San Jacinto County Clerk.

***Lakeview Estates:***

WATERWOOD LAKEVIEW ESTATES, a subdivision in San Jacinto County, Texas, according to the plat thereof recorded in Volume 7, Page 4 of the Plat Records of San Jacinto County, Texas.

***Park Forest Village:***

WATERWOOD PARK FOREST VILLAGE, a subdivision in San Jacinto County, Texas, according to the map or plat thereof recorded in Volume 7, Page 7, of the Plat Records of San Jacinto County, Texas.

***Piney Point:***

All lots in Piney Point, a subdivision of San Jacinto County, Texas, according to the replat thereof of record in Volume 5, Page 27 of Plat Records of the County Clerk of San Jacinto County, Texas.

***Putters Point:***

Lots 1 through 30 of the replat of Lot 1 of Block 12 of Unit I Waterwood Country Club Estates, a subdivision of San Jacinto County, Texas, according to the replat thereof of record in the Plat Records of the County Clerk of San Jacinto County, Texas.

***The Beach:***

Lots 1 through 64 of The Beach at Waterwood, a subdivision within San Jacinto County, Texas, according to the plat thereof on file for record in the Office of the San Jacinto County Clerk in Book 5 of Plat Records at Page 29.

***Whispering Pines Villages I and II:***

All of the lots in Unit One (1) of Whispering Pines Village of Waterwood except Commercial Reserve A and Multiple Family Reserves A and B and all other reserve areas;

All of the lots in Unit Two (2) of Whispering Pines Village of Waterwood except Multiple Family Reserves A through F and all other reserve areas; and

All according to the plats thereof of record in the Office of the County Clerk of San Jacinto County, Texas.

4. **The recording data for the declaration and all amendments are as follows:**

***Waterwood:***

General Warranty Deed and Declaration of Covenants is recorded as San Jacinto County Clerk's File No. 19741874;

2013 Amended Bylaws is recorded as San Jacinto County Clerk's File No. 2013006795;

2018 Restated and Amended General Warranty Deed is recorded as San Jacinto County Clerk's File No. 20188098;

Amended Articles of Incorporation is recorded as San Jacinto County Clerk's File No. 20200826.

***Augusta Estates:***

Declaration of Restrictions is recorded as San Jacinto County Clerk's File No. 81-5966;

2018 Amended Protective Covenants is recorded as San Jacinto County Clerk's File No. 20190497.

***Bass Boat Village:***

General Warranty Deed and Declaration of Covenants is recorded as San Jacinto County Clerk's File No. 77-5717;

Protective Covenants is recorded as San Jacinto County Clerk's File No. 77-5719;

Certification of Chapter 211 Election Results is recorded as San Jacinto County Clerk's File No. 20205802;

2018 Amended Protective Covenants is recorded as San Jacinto County Clerk's File No. 20190508.

***Bay Hill:***

Declaration is recorded as San Jacinto County Clerk's File No. 77-5727;

Protective Covenants is recorded as San Jacinto County Clerk's File No. 77-5728;

2018 Amended Protective Covenants is recorded as San Jacinto County Clerk's File No. 20190504.

***Country Club Estates I:***

Protective Covenants is recorded as San Jacinto County Clerk's File No. 73-2220;

2018 Amended Protective Covenants is recorded as San Jacinto County Clerk's File No. 20190505.

***Country Club Estates II and III:***

Single Family Protective Covenants is recorded as San Jacinto County Clerk's File No. 74-1875;

2018 Amended Protective Covenants is recorded as San Jacinto County Clerk's File No. 20190500.

***Fairway One - Block 1:***

General Warranty Deed and Declaration of Covenants is recorded as San Jacinto County Clerk's File No. 78-741;

Protective Covenants is recorded as San Jacinto County Clerk's File No. 78-742;

2018 Amended Protective Covenants is recorded as San Jacinto County Clerk's File No. 20190499.

***Fairway One - Block 2:***

General Warranty Deed and Declaration of Covenants is recorded as San Jacinto County Clerk's File No. 79-461;

Protective Covenants is recorded as San Jacinto County Clerk's File No. 79-462;

2018 Amended Protective Covenants is recorded as San Jacinto County Clerk's File No. 20197815.

***Fairway One - Block 3:***

General Warranty Deed and Declaration of Covenants is recorded as San Jacinto County Clerk's File No. 79-5931;

Protective Covenants is recorded as San Jacinto County Clerk's File No. 79-5932;

2018 Amended Protective Covenants is recorded as San Jacinto County Clerk's File No. 20190503.

***Greentree Village XI-A:***

Covenants and Restrictions (Protective Covenants) is recorded as San Jacinto County Clerk's File No. 75-3781;

2018 Amended Protective Covenants is recorded as San Jacinto County Clerk's File No. 20190502.

***Lakeview Estates:***

Declaration of Restrictions is recorded as San Jacinto County Clerk's File No. 81-3818;

Amendment to Declaration of Restrictions is recorded as San Jacinto County Clerk's File No. 85-1371;

2018 Amended Protective Covenants is recorded as San Jacinto County Clerk's File No. 20190498.

***Park Forest Village:***

Declaration of Restrictions is recorded as San Jacinto County Clerk's File No. 81-3817;

Amendment to Declaration of Restrictions is recorded as San Jacinto County Clerk's File No. 85-1372;

Amendment to Declaration of Restrictions is recorded as San Jacinto County Clerk's File No. 85-4595;

2018 Amended Protective Covenants is recorded as San Jacinto County Clerk's File No. 20190507.

***Piney Point:***

Declaration is recorded as San Jacinto County Clerk's File No. 77-5730;

2018 Amended Protective Covenants is recorded as San Jacinto County Clerk's File No. 20190501.

***Putters Point:***

General Warranty Deed and Declaration of Covenants is recorded as San Jacinto County Clerk's File No. 77-4374;

***The Beach:***

General Warranty Deed and Declaration of Covenants is recorded as San Jacinto County Clerk's File No. 77-5733;

Protective Covenants is recorded as San Jacinto County Clerk's File No. 77-5734;

2018 Amended Protective Covenants is recorded as San Jacinto County Clerk's File No. 20190506.

***Whispering Pines Villages I and II:***

Protective Covenants for Whispering Pines Villages I and II is recorded as San Jacinto County Clerk's File No. 73-528; and

2018 Amended Protective Covenants for Whispering Pines Village I and II is recorded as San Jacinto County Clerk's File No. 20190509.

**5. The name and mailing address of the Association is as follows:**

WATERWOOD IMPROVEMENT ASSOCIATION, INC.  
62 Waterwood  
Huntsville, Texas 77320

**6. The name, mailing address, telephone number and e-mail address of the person managing the Association or the Association's designated representative is as follows:**

Lisa Hayman, Managing Agent  
WATERWOOD IMPROVEMENT ASSOCIATION, INC.  
62 Waterwood  
Huntsville, Texas 77320  
[wia@waterwoodwia.com](mailto:wia@waterwoodwia.com)  
(936) 891-7710

**7. The website address of the Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is as follows:**

[www.waterwoodwia.hoaspace.com/](http://www.waterwoodwia.hoaspace.com/)



8. The amount and description of any fees charged by the Association relating to a property transfer in the subdivision is as follows:

\$100.00 Transfer Fee (exception for properties deeded back to association)

9. Other information the association considers appropriate is as follows:

Waterwood Policies for Residential Lots is recorded as San Jacinto County Clerk's File No. 04-1617;

Resolution Adopting Alternative Payment Schedule Guidelines is recorded as San Jacinto County Clerk's File No. 11-6499; and

2021 Rules and Regulation is recorded as San Jacinto County Clerk's File No. 20215046.

EXECUTED this 22 day of May, 2021.

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

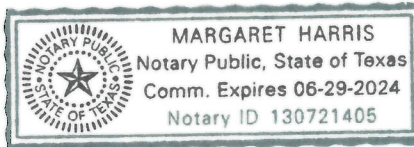
By: Lisa Hayman, Managing Agent

THE STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 22 day of May, 2021, by Lisa Hayman, Managing Agent of WATERWOOD IMPROVEMENT ASSOCIATION, INC., a Texas non-profit corporation, on behalf of the corporation.

Margaret Harris
Notary Public in and for the State of Texas

RETURN TO:
Katine Nechman McLaurin LLP
1834 Southmore Boulevard
Houston, Texas 77004
(713) 808-1000



20223673

19507

Filed for Record in:  
San Jacinto County

On: May 24, 2022 at 10:20A

As a  
Recording

Document Number: 20223673

Amount 53.00

Receipt Number - 53597

By:  
Amber Whited

STATE OF TEXAS

COUNTY OF SAN JACINTO

I, Dawn Wright hereby certify that this instrument was filed in number sequence on the date and time hereon by me, and was duly recorded in the OFFICIAL PUBLIC RECORDS of San Jacinto County, Texas as stamped hereon by me on

May 24, 2022

Dawn Wright, County Clerk  
San Jacinto County, Texas