

\*VG-76-2022-20220093437\*

**File Information**

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20220093437  
**Recorded Date:** April 13, 2022  
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**Total Pages:** 3  
**Total Fees:** \$30.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:  
4/13/2022 2:51 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk

STATE OF TEXAS

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COUNTY OF BEXAR

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**MANAGEMENT CERTIFICATE PURSUANT TO  
SECTION 209.004, TEXAS PROPERTY CODE**

EDGEWATER HOMEOWNERS ASSOCIATION, INC. a Texas Non-profit Corporation and Property Owners' Association as defined by Chapter 209, Texas Property Code, hereby files this management certificate as required by Section 209.004, Texas Property Code:

1. The name of the subdivision is: Edgewater
2. The name of the association is: Edgewater Homeowners Association, Inc.
3. The recording data for the subdivision is: Edgewater Subdivision, a subdivision of record in Bexar County, according to the map or plat thereof recorded in Volume 9551, Page 34, Deed and Plat Records, Bexar County, Texas.
4. The recording data for the declaration is: Declaration of Covenants, Conditions and Restrictions Edgewater Subdivision recorded at Instrument No. 20020318452, Official Records, Bexar County, Texas.
5. The name of the Association is EDGEWATER HOMEOWNERS ASSOCIATION, INC. and the mailing address of the association is 14603 Huebner Road, Bldg. 40, San Antonio, Texas 78230.

The name and the mailing address of the person managing the association or the association's designated representative is:

Diamond Association of Management and Consulting  
14603 Huebner Road, Bldg. 40  
San Antonio, Texas 78230  
Email address is [resales@damctx.com](mailto:resales@damctx.com)  
Telephone (210) 561-0606

Dedicatory instruments are available online at [www.EdgewaterSATX.com](http://www.EdgewaterSATX.com).

Fees involved with the sale of each property are:

Property Transfer Fee: \$175.00

Resale Fee \$175.00 (this is optional, only if one is requested)

1. Other information the association considers appropriate is:

A. Articles of Incorporation filed in the Office of the Secretary of State of Texas on November 16, 2001, Document No. 3942230002.

- B. Current Bylaws effective as of January 15, 2002, filed for registration on May 2, 2002, Document No. 200203318453, Official Records, Bexar County, Texas.
- C. Resolutions adopted by the Board of Directors, regarding Records Retention Policy, filed for registration on October 24, 2011, Document No. 20110207085, Official Records, Bexar County, Texas.
- D. Resolution adopting Xeriscape Standards, filed for registration on August 12, 2013, Document No. 20130167378, Official Records, Bexar County, Texas.
- E. Resolution of Board of Directors regarding Records Production and Copying Policy, filed for registration on November 21, 2011, Document No. 20110207084, Official Records, Bexar County, Texas.

SIGNED this 7<sup>th</sup> day of April 2022.

EDGEWATER HOMEOWNERS  
ASSOCIATION, INC.

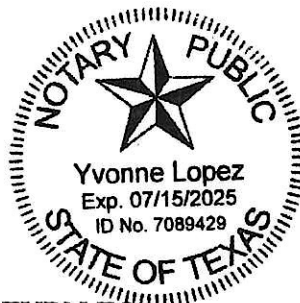
By: [Signature]  
Rodney Herrera, Managing Agent

STATE OF TEXAS

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COUNTY OF BEXAR

The above instrument was acknowledged before me by Rodney Herrera, Managing Agent for EDGEWATER HOMEOWNERS ASSOCIATION, INC. on this 7<sup>th</sup> day of April 2022.



[Signature]  
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:  
Edgewater Homeowners Association  
14603 Huebner Road, Bldg. 40  
San Antonio, TX 78230