

**Kaufman County
Laura Hughes
County Clerk**

Instrument Number: 2021-0033836

**Billable Pages: 2
Number of Pages: 3**

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p>On: 08/23/2021 at 02:57 PM</p> <p>Document Number: <u>2021-0033836</u></p> <p>Receipt No: <u>21-27755</u></p> <p>Amount: \$ <u>30.00</u></p> <p>Vol/Pg: <u>V:7167 P:308</u></p>	<p>E-RECORDING</p>



**STATE OF TEXAS
COUNTY OF KAUFMAN**

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Maribel Vazquez, Deputy

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Record and Return To:

TEXAS STAR COMMUNITY MANAGEMENT, LLC
6401 CUSTER ROAD S
SUITE 2020, TX 75070



THE STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

**EDGEWATER AT CEDAR CREEK LAKE
PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE**

As Required By Section 209.004, Texas Property Code

NOTICE IS HEREBY GIVEN that the below property is controlled by a mandatory homeowners association.

1. SUBDIVISION INFORMATION: Edgewater at Cedar Creek Lake is a phased addition to the City of Kemp, Kaufman County, Texas.

- The plat of Phase I was recorded on May 15, 2017, as Document No. 13241, as Document No. 2017-0011205, Plat Records, Kaufman County, Texas.
- The plat of Phase II was recorded on May 15, 2019 as Document No. 2017-10893, Plat Records, Kaufman County, Texas

2. DECLARATION INFORMATION: Lots in Edgewater at Cedar Creek Lake are subject to the Declaration of Covenants, Conditions & Restrictions for the Edgewater at Cedar Creek Lake an Addition to The City of Kemp, Kaufman County, Texas, recorded on June 12, 2017 as Document No. 2017-0013241, of the Real Property Records, Kaufman County, Texas, as it may be amended from time to time, and

First Amendment to Declaration of Covenants, Conditions and Restrictions for Edgewater at Cedar Creek Lake recorded on May 15, 2019, Document No. 2019-0010893 in the Real Property Records of Kaufman County, Texas.

3. NAME OF PROPERTY OWNERS ASSOCIATION: Edgewater at Cedar Creek Lake, Inc.

4. ASSOCIATION'S MANAGING AGENT NAME AND MAILING ADDRESS:

<i>c/o</i> Texas Star Community Management, LLC	Phone: (469) 899-1000
6401 S. Custer Road	Fax: (469) 533-8836
Suite 2020	Website: www.townsq.io
McKinney, TX 75070	Resales Certificates: www.homewisedocs.com
	Email: manager@tscmanagement.com

5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:

Resale Certificate:	\$300.00
Statement of Account	\$ 75.00
Update Fee:	\$ 75.00
Transfer Fee:	\$150.00

Lender Questionnaire:

Up to \$200.00

DATED: July 27, 2021

EDGEWATER AT CEDAR CREEK LAKE HOA, INC.,
a Texas property owners association

By: **TEXAS STAR COMMUNITY MANAGEMENT, LLC**
a Texas corporation, its managing agent

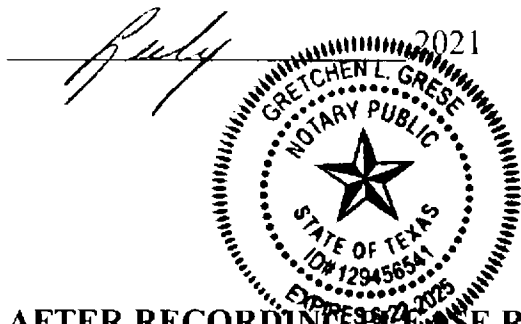
By: 
Susan Garrett, Vice President of Client Relations

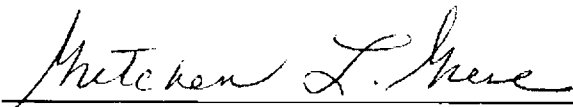
ACKNOWLEDGEMENT

THE STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

BEFORE ME, the undersigned notary public, on this day personally appeared Susan Garrett, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that s/he executed the same for the purposes and consideration set forth therein and in the capacity therein stated.

SUBSCRIBED AND SWORN TO BEFORE ME, on this the 27 day of




**NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS**

AFTER RECORDING PLEASE RETURN TO:

Texas Star Community Management, LLC
6041 Custer Road, Suite 2020
McKinney, TX 75070