

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number: 171182**

ERecordings-RP

NOTICE

Recorded On: December 20, 2022 08:17 AM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$38.00

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

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.

**File Information:**

Document Number: 171182  
Receipt Number: 20221219000766  
Recorded Date/Time: December 20, 2022 08:17 AM  
User: Jennifer K  
Station: Station 38

**Record and Return To:**

Simplifile



STATE OF TEXAS  
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

### **Management Certificate**

This Management Certificate is recorded pursuant to Section 82.116 of the Texas Property Code.  
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of January 1, 2023 by Lewisville Water's Edge Condominiums Owners' Association, Inc., a Texas non-profit corporation (the "Association").

### **WITNESSETH:**

WHEREAS, Lewisville Water's Edge, LP, a Texas limited partnership and predecessor of the Declarant ("Original Declarant"), executed and previously placed of record that certain Original Declaration of Water's Edge Condominiums, filed on December 16, 2004, recorded as Instrument No. 2004-161859 et. seq., in the Official Public Records of Denton County, Texas (the "Original Declaration") including any amendments thereof or supplements thereto are incorporated herein for all purposes.

WHEREAS, MMM Holdings, L.P., a Texas limited partnership, in its capacity as the Declarant, executed and placed or record that certain Amended and Restated Condominium Declaration for Water's Edge Condominiums, filed on May 4, 2007, and recorded under Instrument No. 2007-52791 et. seq., in the Official Public Records of Denton County, Texas (the "Condominium Declaration") including any amendments thereof or supplements thereto are incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Uniform Condominium Act as provided in Section 82.116 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Condominium. The name of the subdivision which is subject to the Condominium Declaration is Lot 1, Block A of Lewisville Water's Edge.
2. Name of the Association. The name of the Association is Lewisville Water's Edge Condominiums Owners' Association, Inc. and is located at Denton County, Texas. The mailing address for the Association is 4Sight Property Management, 4760 Preston Rd., Suite 244-PMB 238, Frisco, TX 75034.
3. Location of the Condominium. The condominium is located at 500 Water's Edge Drive, Lake Dallas, Texas 75065
4. Recording Data for the Subdivision. The recording data for Lot 1, Block A of Lewisville Water's Edge, an Addition to the Town of Hickory Creek, Denton County, Texas is recorded in Cabinet W, Page 624, in the Official Plat Records of Denton County, Texas, including all amendments thereof and supplements thereto.
5. Recording Data for the Condominium Declaration. The Condominium Declaration is recorded as Instrument No. 2007-52791 in the Official Public Records of Denton County, Texas, including the following amendments: (a) the Amendment to the Condominium Declaration recorded and filed as Instrument No. 2011-124813; (b) the First Amendment to the Condominium Declaration recorded and filed as Instrument No. 2013-120000; (c) the Second Amendment to the Condominium Declaration recorded and filed as Instrument No. 2014-9228; ( d) the now

rescinded, Third Amendment to the Condominium Declaration recorded and filed as Instrument No. 2019-102590; (e) the now rescinded, Supplement and Third Amendment to the Condominium Declaration recorded and filed as Instrument No. 2020-48188; and (f) the Fourth Amendment to the Condominium Declaration recorded and filed as Instrument No. 2021-25805, all located and filed in the Official Public Records of Denton County, Texas, including all amendments thereof and supplements thereto.

6. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

4Sight Property Management  
4760 Preston Rd, Suite 244-238  
Frisco, TX 75034

7. Manager of the Association. The telephone number for the manager of the Association is (469) 287-8583 and the email address for the manager of the Association is [HOAinformation@4SightPM.com](mailto:HOAinformation@4SightPM.com).
8. Website for the Association. The website for the Association is <https://watersedgecondos.4sightpm.com/>
9. Resale Certificates: Resale Certificates may be requested by contacting 4Sight Property Management at (469) 287-8583. The cost of a Resale Certificate is \$375.00. The cost for a rush fee is \$150. The cost for a change fee is \$75. The cost of a transfer fee is \$175.

(Signature Page Follows)

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

Lewisville Water's Edge Condominiums Owners' Association, Inc., a Texas non-profit corporation

By: 

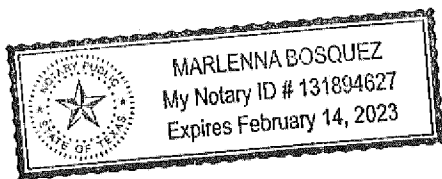
Authorized Representative for

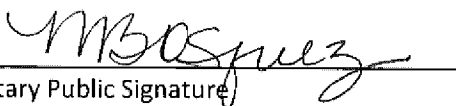
Lewisville Water's Edge Condominiums Owners' Association, Inc.

THE STATE OF TEXAS           §  
COUNTY OF DENTON         §

This instrument was acknowledged before me on this 14<sup>th</sup> day of December, 2022 by Todd Gischwend, Authorized Representative for Lewisville Water's Edge Condominiums Owners' Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



  
Notary Public Signature