

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
EDGEWATER COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for Edgewater Community Association, Inc., a non-profit corporation ("**Association**") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Edgewater.
2. Name of Association: The name of the Association is Edgewater Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Edgewater, Section Three (3), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 630026 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Edgewater, Section Five (5), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 676697 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Edgewater, Section Six (6), Phase One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 634067 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Edgewater, Section Six (6), Phase Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 676908 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - e. Edgewater, Section Six (6), Phase Three (3), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 676835 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

- f. Edgewater, Section Twelve (12), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 640141 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Edgewater, Section Twelve (12), Phase Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 676694 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Edgewater, Section Twelve (12), Phase Three (3), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 676691 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Edgewater, Section Thirteen (13), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 641252 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- j. Edgewater, Section Fourteen (14), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 678639 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- k. Edgewater, Section Fifteen (15), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 694904 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- l. Edgewater, Section Sixteen (16), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 699771 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- m. Edgewater, Section Seventeen (17), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 698471 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- n. Edgewater, Section Eighteen (18), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 698473 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

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- o. Commercial Property as described by metes and bounds on Exhibit "A" attached to the "Declaration of Covenants, Conditions and Restrictions for Edgewater Commercial Property" recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. 20060274861 (which said Exhibit "A" is incorporated herein by reference).
 - p. 5.56 acres of land as described by metes and bounds on Exhibit "A" attached to the "Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Edgewater (Townhomes)" recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. 20110010682 (which said Exhibit "A" is incorporated herein by reference).
 - q. Property as described by metes and bounds on Exhibit 1 and Exhibit 2 attached to the "Annexation Agreement for PA 1 and PA 2 Tracts Edgewater Commercial Property" recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. RP-2019-169850 (which said Exhibit 1 and Exhibit 2 are incorporated herein by reference).
 - r. Property as described by metes and bounds on Exhibit "A" attached to the "Declaration of Restrictions" recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. 2006029135 (which said Exhibit "A" is incorporated herein by reference).
- 4. Recording Data for the Declaration:* Please see the attached chart.
 - 5. Name and Mailing Address of the Association: The name and mailing address of the Association is Edgewater Community Association, Inc. c/o FirstService Residential Houston, 1330 Enclave Parkway, Suite 425, Houston, Texas 77077.
 - 6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Edgewater CAI c/o FirstService Residential Houston. Address: 1330 Enclave Parkway, Suite 425, Houston, Texas 77077. Phone No.: 1.877.253.9689. Email Address: houston@fsresidential.com.
 - 7. The Association's Dedicatory Instruments are Available to Members Online at: <https://edgewater.connectresident.com>.
 - 8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update	\$ 75.00
Refinance Fee	\$ 100.00
Transfer Fee	\$ 340.00**
Welcome Packet Fee	\$ 26.50
Foundation Fee (Residential Property-see below for Townhomes)	Foundation Fee is based on the "Gross Selling Price" of a Lot (as described in detail in that Board Resolution recorded under Clerk's File No. 20150388696). The current Foundation Fee is 0.50% or 0.1% of the Gross Selling Price of the Lot, depending on the type of entity transferring title to the Lot. Some variations and exemptions apply.
Foundation Fee (Townhomes)	The Foundation Fee for Townhomes is \$250 per Lot upon transfer of title by a builder to a homeowner. Foundation Fees for all subsequent transfers of title regarding Townhomes are as set forth in the Edgewater Residential Declaration and the Board Resolution referenced above.
Foundation Fee (Commercial)	The Foundation Fee is described in detail in the First Amendment to the Edgewater Commercial Declaration (recorded under Clerk's File No. 20070443211). It is currently set at \$2000 per acre, rounded to the nearest 1/10 th acre. If a tract is less than 1 acre, the Foundation Fee is \$2000. Some variations and exemptions apply.
Reserve Fund Capitalization Fee (Residential)	Reserve Fund Capitalization Fee is a fee equal to ¼ of the amount of the then-current Annual Assessment. The Reserve Fund Capitalization Fee for 2023 is \$243.75. Some exemptions apply. For future years, the Reserve Fund Capitalization Fee amount must be confirmed with the Association.

Operating Fund Capitalization Fee (Townhomes)	Operating Fund Capitalization Fee is a fee equal to ¼ of the amount of the then-current Annual Assessment. The Operating Fund Capitalization Fee for 2023 is \$121.88. Some exemptions apply. For future years, the Operating Fund Capitalization Fee amount must be confirmed with the Association.
Reserve Fund Capitalization Fee (Townhomes)	Reserve Fund Capitalization Fee is a fee equal to 1/8 of the amount of the then-current Annual Assessment. The Reserve Fund Capitalization Fee for 2023 is \$60.94. Some exemptions apply. For future years, the Reserve Fund Capitalization Fee amount must be confirmed with the Association.

**Fee prior to November 15, 2023 is \$295 and will increase to \$340 effective November 15, 2023.

Executed on this 27 day of November, 2023.

**EDGEWATER COMMUNITY
ASSOCIATION, INC.**

By: FirstService Residential, Managing Agent

By: C. Aguilera

Printed: Courtney Aguilera

Its: Regional Director

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF Montgomery §

BEFORE ME, the undersigned notary public, on this 27 day of November, 2023 personally appeared Cristina Aguilera, Regional Director of FirstService Residential, Managing Agent for Edgewater Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



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

RP-2023-450617

RECORDING DATA FOR THE DECLARATION

Document	Harris County Clerk's File No.
First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Edgewater (Residential Property)	20090325714
First Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Edgewater (Residential Property)	20090527629
Clarification Amendment for Edgewater (Residential Property)	20100545684
Supplemental Amendment to First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Edgewater (Residential Property) Section Five	20150558346
Supplemental Amendment to First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Edgewater (Residential Property) Edgewater, Section Six, Phase One	20100144265
Supplemental Amendment to First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Edgewater (Residential Property) Section Six, Phase Two	RP-2016-17468
Supplemental Amendment to First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Edgewater (Residential Property) Section Six, Phase Three	20160002683
Supplemental Amendment to First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Edgewater (Residential Property) Section Twelve	20110217616
Supplemental Amendment to First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Edgewater (Residential Property) Section Twelve, Phase Two	20150558347

Supplemental Amendment to First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Edgewater (Residential Property) Section Twelve, Phase Three	20150558348
Supplemental Amendment to First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Edgewater (Residential Property) Section Fourteen	RP-2016-274296
First Amended and Restated Supplemental Amendment to First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Edgewater (Residential Property) Section Fifteen	RP-2022-156014
Supplemental Amendment to First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Edgewater (Residential Property) Section Sixteen	RP-2022-360105
Supplemental Amendment to First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Edgewater (Residential Property) Section Seventeen	RP-2022-156015
Supplemental Amendment to First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Edgewater (Residential Property) Section Eighteen	RP-2022-156016
Declaration of Covenants, Conditions and Restrictions for Edgewater Commercial Property	20060274861
First Amendment to the Declaration of Covenants, Conditions and Restrictions for Edgewater Commercial Property	20060291355
First Amendment to the Declaration of Covenants, Conditions and Restrictions for Edgewater Commercial Property	20070443211
Annexation Agreement for PA 1 and PA 2 Tracts Edgewater Commercial Property	RP-2019-269850

Declaration of Restrictions	2006029135
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Edgewater (Townhomes)	20110010682

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Pages 10
11/29/2023 01:19 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$50.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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