

**SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
EDGEWOOD ESTATES RESIDENTIAL ASSOCIATION, INC.**

The undersigned, being an officer of Edgewood Estates Residential Association, Inc. and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain Amended and Restated Management Certificate of Edgewood Estates Residential Association, Inc., recorded as Document No. 20200313000368290 in the Official Public Records of Collin County, Texas.

1. The name of the subdivision: Edgewood Estates.
2. The name of the association: Edgewood Estates Residential Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: Lots 1 through 18, Block A; Lots 1 through 13, Block B; Lots 1 through 14, Block C; Lots 1 through 37, Block D; Lots 1 through 26, Block E; Lots 1 through 60, Block F; Lots 1 through 19, Block G; Lots 1 through 40, Block H; Lots 1 through 31, Block I; Lots 1 through 35, Block J; Lots 1 through 4 and Lots 6 through 13, Block K; Lots 1 through 9, Block L; Lots 1 through 30, Block M; and Lots 1 through 10, Block N, Edgewood, a subdivision in Collin County, Texas, according to the plat Recorded under Document No. 20180703010003070 of the Official Public Records of Collin County, Texas.
4. The recording data for the declaration with any amendments and/or supplements to the declaration: The recording data for the declaration and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the association Edgewood Estates Residential Association, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Ave, Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Neighborhood Management, Inc.
Attn.:	Beverly Coghlan
Mailing Address:	1024 S. Greenville Ave, Suite 230, Allen, Texas 75002
Telephone Number:	972-359-1548
Email Address:	<u>managementcertificate@nmitx.com</u>
7. Website to access the association's dedicatory instruments:
<https://neighborhoodmanagement.com>
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Working Capital Assessment - \$300.00

Transfer Fee - \$250.00

Resale Certificate Fee - \$350.00 + \$25.00 Homewise Fee

Refinance Fee - \$150.00

Rush Fee - \$75.00

Resale Update - Free up to 14 days. Update up from 14 to 180 days \$100.00 plus a Homewise Fee of \$5.00

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

[SIGNATURE PAGE FOLLOWS]

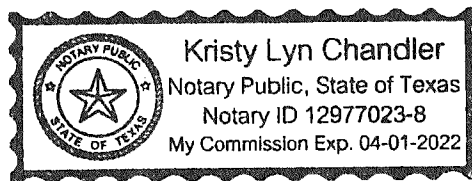
EDGEWOOD ESTATES RESIDENTIAL ASSOCIATION,
INC., a Texas nonprofit corporation

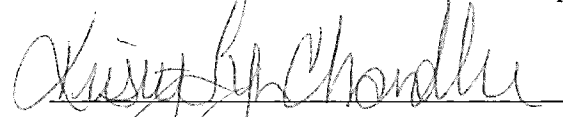
By: 
Bobby Samuel, Vice President

STATE OF TEXAS §
COUNTY OF Collin §

This instrument was acknowledged before me this 24 day of August, 2021 by Bobby Samuel, Vice President of Edgewood Estates Residential Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]




Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
rburton@winstead.com

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Edgewood Estates, recorded as Document No. 20180727000939020 in the Official Public Records of Collin County, Texas.
2. First Amendment to Declaration of Covenants, Conditions and Restrictions for Edgewood Estates, recorded as Document No. 20181203001472040 in the Official Public Records of Collin County, Texas.
3. Edgewood Estates Design Guidelines, recorded as Document No. 20180731000953330 in the Official Public Records of Collin County, Texas.
4. Edgewood Estates Community Manual, recorded as Document No. 20180731000953370 in the Official Public Records of Collin County, Texas.
5. Edgewood Estates Adoption of Working Capital Assessment, recorded as Document No. 20180802000966820 in the Official Public Records of Collin County, Texas.
6. Edgewood Estates First Supplement to Community Manual, recorded as Document No. 20210901001782150 in the Official Public Records of Collin County, Texas.



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
09/02/2021 03:41:04 PM
\$38.00 DFOSTER
20210902001792120

ATTACHMENT 1

EDGEWOOD ESTATES RESIDENTIAL ASSOCIATION, INC.
SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE