

CONDOMINIUM ASSOCIATION
MANAGEMENT CERTIFICATE

for

LEWISVILLE WATERS EDGE CONDOMINIUM OWNERS' ASSOCIATION, INC.

STATE OF TEXAS §
COUNTY OF DENTON §

The undersigned, being the President (board position) of Lewisville Waters Edge Condominium Owners' 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 82.116 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of the Condominium: The name of the condominium is Lewisville Waters Edge.
2. Name of the Association: The name of the Association is Lewisville Waters Edge Condominium Owners' Association, Inc.
3. Location of the Condominium: The condominium location is 500 Water's Edge Drive, Lake Dallas TX 75065.
4. Recording Date for the Declaration*: The Association's Jurisdiction includes, but may not be limited to, the property subject to the Amended and Restated Condominium Declaration recorded on or about May 4, 2007, as Document No. 2007-52791; Official Public Records of Denton County, Texas, as amended from time to time, including (1) the First Amendment to Amended and Restated Condominium Declaration recorded on or about September 27, 2013, as Document No. 2013-120000; (2) the Second Amendment to Amended and Restated Condominium Declaration recorded on or about February 3, 2014, as Document No. 2014-9228; (3) the Third Amendment to Amended and Restated Condominium Declaration recorded on or about August 21, 2019, as Document No. 102590; (4) the Supplement and Third amendment to Condominium Declaration recorded on or about April 14, 2020, as Document No. 48188; (5) the Fourth Amendment to Amended and Restated Condominium Declaration recorded on or about February 11, 2021, as Document No. 25805 (collectively, The Declaration).
- 5.
6. Name and Mailing Address of the Association: The name and mailing address of the Association is Lewisville Waters Edge Condominium Owners' Association, Inc. c/o WRMC, 6565 N. MacArthur Blvd #420, Irving, TX 75039.
7. The Contact Information for the Association's Designated Representative: The contact information for the designated representative of the Association is:
WRMC
6565 N. MacArthur Blvd #420
Irving, TX 75039
855.435.4596
info4hoa@worthross.com.

8. The Association's Dedicatory Instruments are Available to Members Online at: www.wrmcinc.com
9. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Disclosure Package Fee	\$375.00
Resale Certificate Update Fee	\$75.00
Rush Fee (in addition to the Resale Disclosure Package Fee) 3 business days (Optional)	\$450.00
Expedited Fee (in addition to the Resale Disclosure Package Fee) 1 business day (Optional)	\$500.00
Transfer Fee	\$375.00
Utility Deposit	\$200.00

EXECUTED on this 18th day of November, 2025.

LEWISVILLE WATERS EDGE CONDOMINIUM OWNERS' ASSOCIATION, INC.

By: John Ellis
 Printed: JOHN ELLIS
 Its: _____

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

STATE OF TEXAS §
 COUNTY OF DENTON §

BEFORE ME, the undersigned notary public, on this 18th day of November, 2025 personally appeared John Ellis (name), President (board position) of Lewisville Waters Edge Condominium Owners' 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.

Management Certificate for Lewisville Waters Edge Condominium Owners' Association, Inc.

Abigail Hinds

Notary Public in and for the State of Texas

