

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
TOWNHOMES OF EDGEWATER COMMUNITY ASSOCIATION, INC.**

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THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS           §

The undersigned, being the President of Townhomes of Edgewater Community Association, Inc., a non-profit corporation 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 Townhomes of Edgewater Community Association, Inc.:

1. Name of Subdivision: Edgewater.
2. Name of Association: Townhomes of Edgewater Community Association, Inc.
3. Recording Data for the Subdivision and Declaration:
  - a. Declaration of Covenants Conditions and Restrictions for Townhomes of Edgewater recorded at Document No. 20110498626 in the Official Public Records of Harris County, Texas.
  - b. Supplemental Amendment to the First Amended and Restated Declaration of Covenants Conditions and Restrictions for Townhomes of Edgewater recorded at Document No. 20110010682 in the Official Public Records of Harris County, Texas.
  - c. First Amended and Restated Declaration of Covenants Conditions and Restrictions for Edgewater recorded at Document No. 20090325714 in the Official Public Records of Harris County, Texas.
  - d. First Amendment to the Amended and Restated Declaration of Covenants Conditions and Restrictions for Edgewater recorded at Document No. 20090527629 in the Official Public Records of Harris County, Texas.
  - e. Clarification amendment to the First Amended and Restated Declaration of Covenants Conditions and Restrictions for Edgewater recorded at Document No. 20100545684 in the Official Public Records of Harris County, Texas.
4. Name and Mailing Address of the Association is: Townhomes of Edgewater Community Association, Inc., C/O LPI Property Management, 1660 E. Winding Way, Friendswood, Texas 77546.
5. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: LPI Property Management, 1660 E. Winding Way, Friendswood, Texas 77546.

6. Telephone Number to Contact the Association is: Townhomes of Edgewater Community Association, Inc. C/O LPI Property Management 281-947-8675.
7. Email Address to Contact the Association: jcook@lpidv.net
8. The Association's website may be found at: [www.lpipropertymanagement.com](http://www.lpipropertymanagement.com)
9. Fees charged by the Association upon the sale or transfer of Property:
- a. Resale Certificate Fee (7-10 business days): \$375.00 or more, not to exceed the maximum allowable rate.
  - b. Completion of Lender Questionnaire (7-10 business days): \$200.00
  - c. Transfer Fee: \$200.00
  - d. Refinance Fee: \$150.00
  - e. Statement: \$200.00
  - f. Updated Resale Certificate Fee: \$75.00 if requested within 180 days of issuance of the original.
  - g. Expedited Service for the above services: \$100.00.

Executed on this the 15<sup>th</sup> day of February 2024.

TOWNHOMES OF EDGEWATER COMMUNITY  
ASSOCIATION, INC.

By:

  
Jordan Cook, Managing Agent


THE STATE OF TEXAS

COUNTY OF HARRIS

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ACKNOWLEDGMENT

BEFORE ME, the undersigned notary public, on this the 15<sup>th</sup> day of February 2024, personally appeared Jordan Cook, Managing Agent of Townhomes of Edgewater Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.

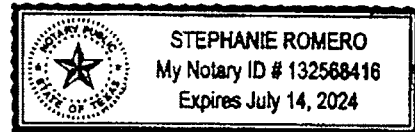
  
Notary Public in and for the State of Texas

AFTER RECORDING, RETURN TO:



SEARS  
BENNETT  
& GERDES, LLP

6548 GREATWOOD PARKWAY  
SUGAR LAND, TEXAS 77479



RP-2024-54222  
# Pages 4  
02/16/2024 09:05 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$33.00

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

RP-2024-54222