

AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
BRIDGEWATER RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Bridgewater Residential Community, Inc., a Texas nonprofit corporation (the "Association") and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES OF BRIDGEWATER RESIDENTIAL COMMUNITY, INC., INCLUDING, WITHOUT LIMITATION, THOSE RECORDED UNDER DOCUMENT NOS. 20191114001454080 AND 20220126000140670 IN THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS.

1. The name of the subdivision: Bridgewater.
2. The name of the Association: Bridgewater Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All of that certain real property in Collin County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Bridgewater, recorded under Document No. 20191113001444880 in the Official Public Records of Collin County, as may be amended from time to time (the "Declaration").
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 Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Bridgewater Residential Community, Inc., c/o Property Management Professionals, 6800 Weiskopf Ave., Suite 150, McKinney, TX 76070.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Bridgewater Residential Community, Inc., c/o Property Management Professionals
Attn:	Community Manager
Mailing Address:	6800 Weiskopf Ave., Suite 150, McKinney, TX 76070
Telephone Number:	972-433-0646
Email Address:	<u><a href="mailto:care@pmpmanage.com">care@pmpmanage.com</a></u>

7. Website to access the Association's dedicatory instruments:  
[www.bridgewaterowners.com](http://www.bridgewaterowners.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 - \$250.00

Transfer Fee - \$185.00

Resale Certificate Fee - \$375.00 (\$75.00 updated resale certificate)

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

*[SIGNATURE PAGE FOLLOWS]*

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

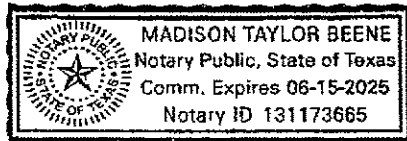
BRIDGEWATER RESIDENTIAL COMMUNITY, INC., a Texas  
nonprofit corporation

By: Sandra Lee  
Name: Sandra Lee  
Title: President

STATE OF TEXAS           §  
                                          §  
COUNTY OF Dallas   §

This instrument was acknowledged before me this 29 day of November, 2023, by Sandra Lee, President of Bridgewater Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Kristi E. Stotts, Esq.  
WINSTEAD PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
kstotts@winstead.com

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Bridgewater recorded as Document No. 20191113001444880 in the Official Public Records of Collin County, Texas.
  - (a) First Amendment to Declaration of Covenants, Conditions and Restrictions for Bridgewater recorded as Document No. 20210225000369200 in the Official Public Records of Collin County, Texas.
2. Bridgewater Adoption of Working Capital Assessment, recorded as Document No. 20191114001454050 in the Official Public Records of Collin County, Texas.
3. Bridgewater Design Guidelines, recorded as Document No. 20191114001454060 in the Official Public Records of Collin County, Texas.
4. Bridgewater Community Manual, recorded as Document No. 2019111400145070 in the Official Public Records of Collin County, Texas.
  - (a) Bridgewater Amenity Use Rules and Guidelines, recorded as Document No. 2022000080320 in the Official Public Records of Collin County, Texas.
  - (b) Bridgewater Supplement to Community Manual, recorded as Document No. 2023000138913, Official Public Records of Collin County, Texas.
5. Bridgewater Notice of Plat Recordation [Phases 1A, 1B and 2], recorded under Document No. 20210104000010250, Official Public Records of Collin County, Texas.
6. Certificate and Memorandum of Recording of Dedicatory Instruments for Bridgewater Residential Community, Inc., recorded as Document No. 20220221000288100 in the Official Public Records of Collin County, Texas.
7. Bridgewater Notice of Addition of Land [Phases 4A, 4B and 4C], recorded under Document No. 2023000045477, Official Public Records of Collin County, Texas.

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2023000139004

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 06, 2023 02:15 PM

Number of Pages: 5

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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: 2023000139004  
Receipt Number: 20231206000299  
Recorded Date/Time: December 06, 2023 02:15 PM  
User: Patricia B  
Station: Station 5

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF COLLIN**

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 Public Records of Collin County, Texas.

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX