

**Denton County
Juli Luke
County Clerk**

Instrument Number: 190990

ERecordings-RP

CERTIFICATE

Recorded On: October 18, 2021 11:32 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* 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: 190990
Receipt Number: 20211018000336
Recorded Date/Time: October 18, 2021 11:32 AM
User: Melissa K
Station: Station 41

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

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 Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
THE BLUE WATERS EDGE HOMEOWNERS ASSOCIATION, INC.**

**STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF DENTON §**

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for **The Blue Waters Edge Homeowners Association, Inc.**

1. The name of the subdivision is The Water's Edge
2. The name of the association is The Blue Waters Edge Homeowners Association, Inc.
3. The recording data for the subdivision is as follows:

<u>Subdivision</u>	<u>Recording Data</u>
The Water's Edge	Final Plat of The Water's Edge, recorded on January 6, 1997 at Cabinet N, Slide 18 and Instrument No. 1997-0000836 of the Plat Records of Denton County, Texas
Replat	Instrument No. 1998-0005510, January 23, 1998, Plat Records of Denton County, Texas
Replat	Instrument No. 1998-0074003, August 17, 1998, Plat Records of Denton County, Texas
Plat	Instrument No. 2020-0000266, August 6, 2020, Plat Records of Denton County, Texas
Minor Plat	Instrument No. 2021-0000265, July 1, 2021, Plat Records of Denton County, Texas

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions and Restrictions for The Water's Edge, recorded on November 24, 1997, under Document/Instrument

No. 97-R0082477 (or 1997-82477), of the Real Property Records of Denton County, Texas.

First Amendment to Declaration of Covenants, Conditions and Restrictions for The Water's Edge, recorded on March 1, 2002, under Document/Instrument No. 2002-R0026640 (or 2002-26640), at Volume 5034, Page 1710 *et. seq.*, of the Real Property Records of Denton County, Texas.

Second Amendment to Declaration of Covenants, Conditions and Restrictions for The Water's Edge, recorded on May 7, 2009, under Document/Instrument No. 2009-54801, of the Real Property Records of Denton County, Texas.

5. The name and mailing address of the association:

The Blue Waters Edge Homeowners Association, Inc.
c/o MAC Group Management Company
5605 FM 423
Suite 500 PMB #418
Frisco, Texas 75036

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Renae Walters
c/o MAC Group Management Company
5605 FM 423
Suite 500 PMB #418
Frisco, Texas 75036
469-939-4928
info@themacgroupco.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

<http://app.townsq.io/login>

Supplementary documents may be requested for an additional fee through

<https://www.homewisedocs.com>

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate Fee	\$350.00
Transfer Fee	\$200.00

9. Other information the association considers appropriate:

Resale Contact: resales@themacgroupco.com or online
https://www.homewisedocs.com

IN WITNESS WHEREOF, this Property Owners Association Management Certificate
is hereby executed by its duly authorized agent on this 1st day of
September, 2021.

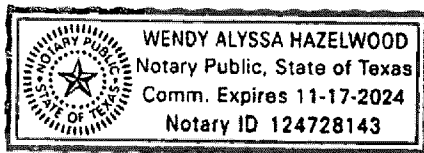
The Blue Waters Edge Homeowners Association, Inc.,
a Texas non-profit corporation

By: Stephanie Smith
Name: Stephanie Smith
Title: Managing Agent

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF Collin §

This instrument was acknowledged before me on the 1st day of September,
2021, by Stephanie Smith Managing Agent of The Blue Waters Edge
Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit
corporation.



Wendy Hazelwood
Notary Public in and for the State of Texas
My Commission Expires: 11-17-2024