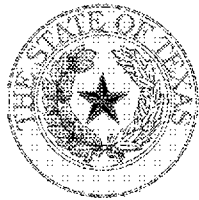


**Kaufman County  
Laura Hughes  
County Clerk**

**Instrument Number: 2025-0020280**

Billable Pages: 3  
Number of Pages: 4

| FILED AND RECORDED – REAL RECORDS  | CLERKS COMMENTS |
|--|-----------------|
| <b>On:</b> 06/30/2025 at 10:51 AM<br><br><b>Document Number:</b> <u>2025-0020280</u><br><br><b>Receipt No:</b> <u>25-18080</u><br><br><b>Amount:</b> \$ <u>33.00</u><br><br><b>Vol/Pg:</b> <u>V:9035 P:531</u> | E-RECORDING     |



**STATE OF TEXAS  
COUNTY OF KAUFMAN**

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

*Laura A. Hughes*

Laura Hughes, County Clerk

Recorded By: Lyndsey Fulton, Deputy

**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.**

**Record and Return To:**

TEXAS STAR COMMUNITY MANAGEMENT, LLC  
6401 CUSTER ROAD S  
SUITE 2020, TX 75070



THE STATE OF TEXAS   §  
                                     §  
COUNTY OF KAUFMAN   §

**EDGEWATER AT CEDAR CREEK LAKE  
PROPERTY OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE  
As Required By Section 209.004. Texas Property Code**

**NOTICE IS HEREBY GIVEN** that the below property is controlled by a mandatory homeowners association.

**1. SUBDIVISION INFORMATION:** Edgewater at Cedar Creek Lake Homeowners Association is a phased addition to the City of Kemp, Kaufman County, Texas.

- The plat of Phase I was recorded on May 15, 2017, as Document No. 13241, as Document No. 2017-0011205, Plat Records, Kaufman County, Texas.
- The plat of Phase II was recorded on May 15, 2019 as Document No. 2017-10893, Plat Records, Kaufman County, Texas.

**2. DECLARATION INFORMATION:** Lots in Edgewater at Cedar Creek Lake are subject to the Declaration of Covenants, Conditions & Restrictions for the Edgewater at Cedar Creek Lake an Addition to The City of Kemp, Kaufman County, Texas, recorded on June 12, 2017 as Document No. 2017-0013241, of the Real Property Records, Kaufman County, Texas, as it may be amended from time to time, and

First Amendment to Declaration of Covenants, Conditions and Restrictions for Edgewater at Cedar Creek Lake recorded on May 15, 2019, Document No. 2019-0010893 in the Real Property Records of Kaufman County, Texas.

**3. NAME OF PROPERTY OWNERS ASSOCIATION:** Edgewater at Cedar Creek Lake Homeowners Association, Inc.

**4. HOW TO CONTACT THE ASSOCIATION THROUGH ITS MANAGING AGENT:**

c/o Texas Star Community Management LLC  
640 I S Custer Road, Suite 2020  
McKinney, TX 75070

Phone: (469)899-1000  
Fax: (469) 533-8836  
Website: townsq.io  
Resale Certificates: [www.homewisedocs.com](http://www.homewisedocs.com)  
Email: [manager@tscmanagement.com](mailto:manager@tscmanagement.com)

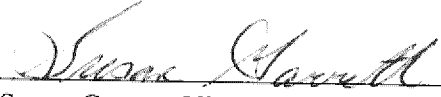
**5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:**

|                       |                |
|-----------------------|----------------|
| Resale Certificate:   | \$375.00       |
| Statement of Account  | \$75.00        |
| Update Fee:           | \$75.00        |
| Transfer Fee:         | \$200.00       |
| Lender Questionnaire: | Up to \$200.00 |

**DATED:** June 25, 2025

**EDGEWATER AT CEDAR CREEK LAKE HOMEOWNERS ASSOCIATION**  
a Texas property owners association

**By: TEXAS STAR COMMUNITY MANAGEMENT, LLC.**

By:   
Susan Garrett, Vice President of Community Relations

**ACKNOWLEDGEMENT**

**THE STATE OF TEXAS**

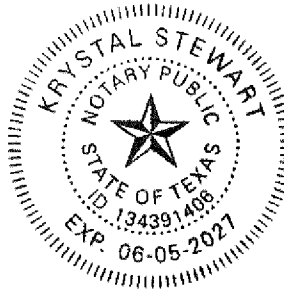
§  
§  
§

**COUNTY OF KAUFMAN**

**BEFORE ME**, the undersigned notary public, on this day personally appeared Susan Garrett, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that s/he executed the same for the purpose and consideration set forth therein and, in the capacity, therein stated.

**SUBSCRIBED AND SWORN TO BEFORE ME**, on this the 27<sup>th</sup> day of June, 2025.

*Krystal Stewart*  
**NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS**



**AFTER RECORDING PLEASE RETURN TO:**

Texas Star Community Management, LLC  
6401 S. Custer Road Suite 2020  
McKinney, TX 75070