

AFTER RECORDING, RETURN TO:

Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street
Suite 4600
Dallas, Texas 75201

STATE OF TEXAS §
 §
COUNTY OF ELLIS §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
BRIDGEWATER MIDLOTHIAN HOMEOWNERS ASSOCIATION**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of BRIDGEWATER MIDLOTHIAN HOMEOWNERS ASSOCIATION, a Texas non-profit corporation ("*Association*").

WHEREAS, HPC Bridgewater Development Corporation, as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Bridgewater on October 22, 2022, under Instrument No. 2022-2241163 of the Official Public Records of Ellis County, Texas ("*Declaration*") as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision.** The name of the subdivision which is the subject of the Declaration is BridgeWater – Phase 1A and Phase 1B.
2. **Name and Mailing Address of the Association.** The name of the Association is BridgeWater Midlothian Homeowners Association, and its mailing address is c/o FirstService Residential, Inc. ("*FirstService Residential*"), 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254.
3. **Recording Data for the Subdivision.** The recording data for BridgeWater, an addition to the City of Midlothian, Ellis County, Texas, is recorded as Instrument No. 2023-301088 (Phase 1A) and Instrument No. 2023-2232811 (Phase 1B) in the Official Public Records of Ellis County, Texas, including all amendments, supplements, and replats thereto.
4. **Recording Data for the Declaration.** The recording data for the Declaration was recorded under Instrument No. 2022-2241163, the Covenant of Construction, Fence, and Use Restrictions recorded under Instrument No. 2022-2241164, the First Amendment to the Covenant of

Construction, Fence, and Use Restrictions recorded under Instrument No. 2025-2524235, the First Amendment and Annexation recorded under Instrument No. 2024-2407826, and the Second Amendment and Annexation recorded under Instrument No. 2024-2425110, along with any and all amendments and supplements recorded in the Official Public Records of Ellis County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The current mailing address for the Association is c/o First Service Residential, 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254, telephone number is (214) 871-9700, and e-mail address is Mgmt-CertificateTX@fsresidential.com.

6. **Website.** The Association's website may be found at <https://bridgewatermidlothianhoa.connectresident.com/>.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

Type of Property Transfer	Dollar Amount
Transfer Fee	\$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375.00; \$450.00; \$500.00
Resale Disclosure Update (within 60 days of original request)	\$75.00
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150.00; \$225.00; \$275.00
Reserve or Working Capital Contribution Fund	\$1,200.00

8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. The telephone number for FirstService Residential is (214) 871-9700. Alternatively, you may contact the office for FirstService Residential at 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254 or by e-mail at Mgmt-CertificateTX@fsresidential.com.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

[SIGNATURE PAGE TO FOLLOW]

ASSOCIATION:

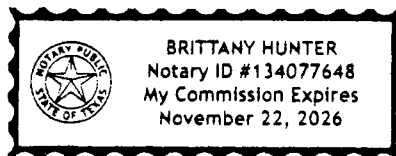
**BRIDGEWATER MIDLOTHIAN
HOMEOWNERS ASSOCIATION
a Texas non-profit corporation**

By: FirstService Residential, Inc.
Its: Managing Agent

By: Jennifer Huerta
Jennifer Huerta
Its: President, Dallas/Fort Worth

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 8 day of September 2025,
by Jennifer Huerta, President - Dallas/Fort Worth, with FirstService Residential, Inc., the Managing
Agent of Bridgewater Midlothian Homeowners Association, a Texas non-profit corporation.



Brittany Hunter
Notary Public, State of Texas

MANAGEMENT CERTIFICATE

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STATE OF TEXAS COUNTY OF ELLIS
I hereby certify this instrument was filed on the date
and time stamped hereon and was duly recorded in
the records of Ellis County, Texas as stamped hereon.
COUNTY CLERK, ELLIS COUNTY, TEXAS



Hughes Valley