

After recording return to:

Robert D. Burton, Esq.

WINSTEAD PC

401 Congress Avenue, Suite 2100

Austin, Texas 78701

rburton@winstead.com



MANAGEMENT CERTIFICATE
OF
WATTER'S EDGE AT THE FARM TOWNHOME ASSOCIATION, INC.

The undersigned, being an officer of Watter's Edge at the Farm Townhome Association, Inc., a Texas nonprofit corporation (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. **The name of the subdivision:** Watter's Edge at the Farm Townhomes.
2. **The name of the Association:** Watter's Edge at the Farm Townhome Association, Inc., a Texas nonprofit corporation.
3. **The recording data for the subdivision:** All that certain real property located in Collin County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Watter's Edge at the Farm Townhomes, recorded under Document No. 20220211000236510, Official Public Records of Collin County, Texas (the "Declaration").
4. **The recording data for the Declaration with any Amendments and/or Supplements thereto:** The recording data for the Declaration and any Amendments and Supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. **The name and mailing address of the Association:** Watter's Edge at the Farm Townhome Association, Inc., c/o Vision Communities Management, 5757 Alpha Road, Suite 680, Dallas, Texas 75240.
6. **Association's Designated Representative:**

Name of Managing Agent: Vision Communities Management

Attn.: Amber Anderson

Mailing Address: , 5757 Alpha Road, Suite 680, Dallas, Texas 75240

Telephone: 972-612-2303

E-mail: vcminfo@vcmtexas.com

7. Website for the Association's Dedicatory Instruments: www.vcmntexas.com
8. Description of Fees Related to Property Transfer in the Subdivision The Association fees are in the following amounts:

Working Capital Assessment – \$500.00

Reserve Fund Contribution – two months' of Regular Assessments

Transfer Fee - \$250.00

Resale Package Certificate Fee - \$375.00

Covenant Inspection Fee - \$125.00

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the 29 day of June, 2022.

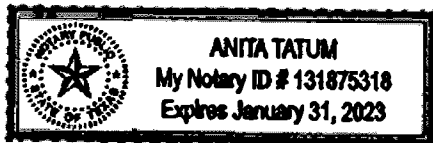
**WATTER'S EDGE AT THE FARM TOWNHOME
ASSOCIATION, INC., a Texas non-profit corporation**

By: [Signature]
Name: Robb Ragby
Title: Board Member

THE STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on 29 day of JUNE, 2022,
by Robb Ragby, the Board Member of Watter's Edge at the Farm
Townhome Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



[Signature]
Notary Public Signature

ATTACHMENT 1

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Watter's Edge at the Farm Townhomes, recorded as Document No. 20220211000236510, Official Public Records of Collin County, Texas.
2. Watter's Edge at the Farm Townhomes Community Manual, recorded as Document No. 2022000125969, Official Public Records of Collin County, Texas.
3. Watter's Edge at the Farm Townhomes – Notice of Plat Recordation, recorded as Document No. 2022000126346, Official Public Records of Collin County, Texas.
4. Watter's Edge at the Farm Townhomes Adoption of Working Capital Assessment, recorded as Document No. 2022000129932, Official Public Records of Collin County, Texas.

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

Instrument Number: 2022000129972

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: August 25, 2022 10:02 AM

Number of Pages: 5

" 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: 2022000129972
Receipt Number: 20220825000212
Recorded Date/Time: August 25, 2022 10:02 AM
User: Amanda S
Station: Station 3

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