

**Kaufman County
Laura Hughes
County Clerk**

Instrument Number: 2024-0005177

**Billable Pages: 2
Number of Pages: 3**

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p>On: 02/26/2024 at 01:40 PM</p> <p>Document Number: <u>2024-0005177</u></p> <p>Receipt No: <u>24-4928</u></p> <p>Amount: \$ <u>29.00</u></p> <p>Vol/Pg: <u>V:8397 P:236</u></p>	<p>E-RECORDING</p>



**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: Reece Collier, 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:

EXPEDITED REAL ESTATE SERVICES
3526 LAKEVIEW PARKWAY STE B143
ROWLETT, TX 75088



EDGEWATER AT CEDAR CREEK LAKE HOMEOWNERS ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Edgewater at Cedar Creek Lake Homeowners Association** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: Edgewater at Cedar Creek Lake Homeowner's Association, Inc.

Name of the Association: Edgewater at Cedar Creek Lake Homeowner's Association, Inc.

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Kaufman County, Texas, as follows;

- The plat of Phase 1 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

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Kaufman County, Texas, as follows:

- (a) Cert of Code of Conduct for BOD filed under Kaufman County Clerk's File No. 2022-0033807, pgs. 1-3.
- (b) Cert of Code of Conduct for BOD filed under Kaufman County Clerk's File No. 2022-0033767, pg. 4.
- (c) Notice of Filing Dedicatory Instruments filed under Kaufman County Clerk's File No. 2022-0021690.
- (d) Notice of Filing Dedicatory Instruments filed under Kaufman County Clerk's File No. 2021-0038876.
- (e) Notice of Filing Dedicatory Instruments filed under Kaufman County Clerk's File No. 2020-0033007.
- (f) 1st Amendment to CCRs filed under Kaufman County Clerk's File No. 2019-0010893.
- (g) Declaration of CCR filed under Kaufman County Clerk's File No. 2017-0013241.

Name and Mailing Address of the Association

Edgewater at Cedar Creek Lake Condominium Association
c/o Principal Management Group of North Texas
801 E Campbell Road Ste 620
Richardson, Texas 75081

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Principal Management Group of North Texas
801 E Campbell Road Ste 620
Richardson, Texas 75081
214-368-4030
NTXcustomer@associa.us

Website Address of the Association

www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$95

Resale Certificate: \$375

Resale Certificate Update: \$75

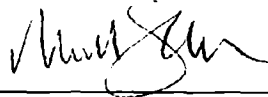
Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$125 for 3 day expedite

Executed on this the 22 day of February, 2024.

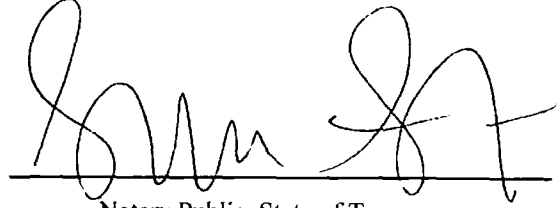
Edgewater at Cedar Creek Lake Homeowners Association, acting by and through its managing agent, Principal Management Group of North Texas



Mark Southall, Branch President

STATE OF TEXAS §
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COUNTY OF KAUFMAN §

This instrument was acknowledged before me on the 22 day of February, 2024 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for Edgewater at Cedar Creek Lake Homeowners Association, a Texas nonprofit corporation, on behalf of such corporation.



Notary Public, State of Texas

When recorded return to:
Principal Management Group of North Texas
801 E Campbell Road Ste 620
Richardson, Texas 75081

