## Henderson County Mary Margaret Wright County Clerk Athens, TX 75751

**Instrument Number: 2025-00002926** 

As

Recorded On: 03/05/202510:30 AM Recordings - Land

Parties: WATER'S EDGE RANCH PROPERTY OWNERS ASSOCIATION

To: GOODWIN & COMPANY Number of Pages: 3 Pages

**Comment:** 

(Parties listed above are for Clerks reference only)

\*\*Examined and Charged as Follows:\*\*

**Total Recording: 29.00** 

File Information:

Document Number: 2025-00002926 Receipt Number: 2025-03578

Recorded Date/Time: 03/05/202510:30 AM

Recorded By: Marilet Zumaya

## \*\*\*\*\*\*DO NOT REMOVE. 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.

I hereby certify that this instrument was filed and duly recorded

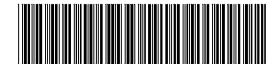
in the Official Records of Henderson County, Texas

County Clerk

Henderson County, Texas

## Record and Return To:

ARCHER NOW, LLC. 12001 OAK KNOLL DR STE 100



AUSTIN, TX 787592305

## **MANAGEMENT CERTIFICATE**

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

- 1. Name of the Subdivision: Waters Edge Ranch
- 2. Name of the Association: Water's Edge Ranch Property Owners Association
- 3. Recording data for the Subdivision:

Water's Edge Ranch Phase 1, according to the map or plat recorded in Cabinet E, Slide 373; Phase 1 Replats, according to the map or plat recorded in Instrument Number 16450, Cabinet F, Slides 3,5,6 and 7, and in Instrument Number 16451, Water's Edge Ranch Phase 2, according to the map or plat recorded in Cabinet F, Slide 1, Water's Edge Ranch Phase 3, according to the map or plat recorded in Cabinet F, Slide 96, Plat Records of Henderson County, Texas.

4. Recording data for the Declaration and Declaration amendments:

Documents 0007713, 19789, 19788, 004902, Official Public Records of Henderson County, Texas.

- 5. Name and mailing address of the Association: Water's Edge Ranch Property Owners Association, c/o Goodwin & Company, PO Box 203310, Austin, TX 78720
- 6. Name, mailing address, phone number & email for designated representative:

Goodwin & Company PO Box 203310, Austin, TX 855.289.6007 Info@goodwintx.com

7. Website address where all dedicatory instruments can be found:

https://dwer.sites.townsq.io/0 or www.goodwintx.com , use the "find my community" search bar to locate the community webpage

8. Fees charged by Association related to a property transfer:

Resale Certificate: \$375 Resale Certificate Update: \$75

Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:

- 1 business day: \$350 / 3 business days: \$250 / 5 business days: \$150 / 7 business days: \$100

Compliance Inspection Fee (optional): \$150

Transfer Fees: \$340

Access Deactivation Fee: \$20

This management certificate is filed of record in Henderson County, Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed of record, whichever is sooner.

By Kaci Maglich, Managing Agent for Water's Edge Ranch Property Owners Association, Duly Authorized Agent

Signed: March 4, 2025

**AFTER RECORDING RETURN TO:** 

Goodwin & Company PO Box 203310 Austin, TX 78720-3310 STATE OF TEXAS §
COUNTY OF HENDERSON §

This instrument was signed before me on 3/4/25, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

Notary Public, State of Texas

MELANIE BETH CLARK
Notary Public, State of Texas
Comm. Expires 01-20-2027
Notary ID 134155340