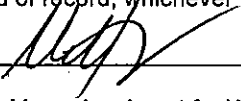


## **MANAGEMENT CERTIFICATE**

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 78720  
(855) 289-6007  
info@goodwintx.com
7. **Website address where all dedicatory instruments can be found:**  
[www.goodwintx.com](http://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: \$300 / 3 business days: \$200 / 5 business days: \$100  
Compliance Inspection Fee (optional): \$120  
Transfer: \$275

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: Matt Gibson, Managing Agent for Water's Edge Ranch Property Owners Association, Duly Authorized Agent  
Signed: August 31, 2021

|  |
|--|
| <b>AFTER RECORDING RETURN TO:</b><br>Goodwin & Company<br>PO Box 203310<br>Austin, TX 78720-3310 |
|--|

STATE OF TEXAS

§  
§

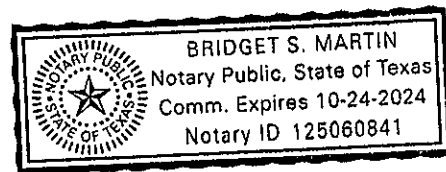
COUNTY OF HENDERSON

§

This instrument was signed before me on August 31, 2021, and it was acknowledged that this instrument was signed by Matt Gibson for the purposes and intent herein expressed.

Bridget S. Martin  
Notary Public in and for the State of Texas  
Notary Printed Name: Bridget Martin

My Commission Expires: October 24, 2024



Henderson County  
Mary Margaret Wright  
County Clerk  
Athens, TX 75751

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Instrument Number: 2021-00017130

As

Recorded On: 09/07/2021 11:42 AM Recordings - Land

Parties: WATERS EDGE RANCH

To: WATERS EDGE RANCH PROPERTY OWNERS Number of Pages: 3 Pages

Comment:

---

(Parties listed above are for Clerks reference only)

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

Total Recording: 30.00

**File Information:**

Document Number: 2021-00017130

Receipt Number: 2021-18935

Recorded Date/Time: 09/07/2021 11:42 AM

Recorded By: Janice Hankins

---

\*\*\*\*\*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



A handwritten signature in cursive script, appearing to read "Mary Margaret Wright", is written over the printed name.

County Clerk  
Henderson County, Texas

---

**Record and Return To:**

GOODWIN & COMPANY  
PO BOX 203310

AUSTIN, TX 78720





125 N. Prairieville, Ste. 101  
Athens, TX 75751

# Mary Margaret Wright

Henderson County Clerk

903-675-6140

Receipt 2021-18935

| Product                                      | Name                                    | Extended                                      |
|--|---|---|
| CTF  | CERTIFICATE                             | \$30.00                                       |
|  | # Pages                                 | 3   |
|  | Document #                              | 2021-00017130                                 |
|  | Document Info:                          | WATERS EDGE RANCH PROPERTY OWNERS ASSOCIATION |
|  | Military Deployed Hostile Fire Zone     | false   |
| Recording Fee - \$26 1st page, \$4 add pages |   | \$9.00  |
| Records Management                           |   | \$10.00                                       |
| Archival Records Collections                 |   | \$10.00                                       |
| Courthouse Security 2014                     |   | \$1.00  |
| <b>Total</b>                                 |   | <b>\$30.00</b>                                |
| <b>Tender (CHECK)</b>                        |   | <b>\$30.00</b>                                |
| Check Number                                 | 25403                                   |   |
| Paid By                                      | WATERS EDGE RANCH PROPERTY OWNERS ASSOC |   |