

The Lakes of Edgewater Estates Homeowners' Association, Inc. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **The Lakes of Edgewater Estates Homeowners' Association, Inc.** (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: The Lakes of Edgewater Estates Homeowners' Association, Inc.

Name of the Association: The Lakes of Edgewater Estates Homeowners' Association, Inc.

Recording Data for Association:

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

Vol. 20, Page 179-180, Vol. 20, Page 341-344, Vol. 21, Page 21-24

Recording Data for Restrictions:

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

Declaration of Covenants, Volume 20, Conditions and Restrictions Records For The Lakes of Edgewater Estates Declaration	Brazoria County Clerk's File No. 98-070723	File No. 98-017207, Pages 71-74, Plat Brazoria County, Texas And as stated in said
Declaration of Covenants, Volume 20, Conditions and Restrictions Records For The Lakes of Edgewater Estates, Section Two (2) Declaration	Brazoria County Clerk's File No. 99-014419	File No. 98-044844, Pages 185-188, Plat Brazoria County, Texas And as stated in said
First Supplemental Amendment Volume 20, To the Declaration of Covenants, File No. 99-014420 Conditions and Restrictions For The Lakes of Edgewater Declaration Estates, Section Three (3)	Brazoria County Clerk's	File No. 99-001101, Pages 235-238, Plat Records Brazoria County, Texas And as stated in said
Second Supplemental Amendment Volume 20, To the Declaration of Covenants, File No. 99-035565	Brazoria County Clerk's	File No. 99-026439, Pages 343-344, Plat Records

Conditions and Restrictions
For The Lakes of Edgewater
Declaration
Estates, Section Four (4)

Brazoria County, Texas
And as stated in said

Third Supplemental Amendment Brazoria County Clerk's
To the Declaration of Covenants, File No. 00-011118
Conditions and Restrictions
For The Lakes of Edgewater
Declaration
Estates, Section Five (5),
Phase One (1)

File No. 99-054935, Volume 21,
Pages 21-22, Plat Records
Brazoria County, Texas
And as stated in said

Fourth Supplemental Amendment Brazoria County Clerk's
Volume 21,
To the Declaration of Covenants, File No. 11-025770
Conditions and Restrictions
For The Villages of Edgewater
Declaration
Estates, Section Five (5),
Phase Two (2)

File No. 00-021776,
Pages 121-124, Plat Records
Brazoria County, Texas
And as stated in said

First Amendment to The
Lakes at Edgewater Estates
Homeowners' Association, Inc.
Architectural Review
Committee Guidelines

Brazoria County Clerk's
File No. 2009021472

As stated in said Document

Additional Dedicatory Instrument Brazoria County Clerk's
By Lakes at Edgewater Estates File No. 2005046229
Homeowners' Association, Inc.

As stated in said Document

Homeowners Association
Management Certificate

Brazoria County Clerk's

File No. 2019022872

Assessment Collection Policy

Brazoria County Clerk's
File No. 2022004946

As stated in said Document

Name and Mailing Address of the Association

The Lakes of Edgewater Estates Homeowners' Association, Inc.
c/o Houston Community Management
17049 El Camino Real #100
Houston, Texas 77058

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

Houston Community Management
17049 El Camino Real #100
Houston, Texas 77058
832-864-1200

customerservice@houcomm.com

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 10 day of December 2022

The Lakes of Edgewater Estates Homeowners'
Association, Inc., acting by and through its
managing agent, Houston Community
Management

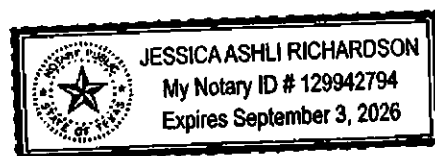
Tracy Downs
Tracy Downs, President of Operations

STATE OF TEXAS §
COUNTY OF Harris §

This instrument was acknowledged before me on the 10 day of December 2022 by Tracy Downs, President of Operations with Houston Community Management, the managing agent for The Lakes of Edgewater Estates Homeowners' Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.

Jessica Richardson
Jessica Richardson
Notary Public, State of Texas

When recorded return to:
Houston Community Management
17049 El Camino Real #100
Houston, Texas 77058



FILED and RECORDED

Instrument Number: 2022069107

Filing and Recording Date: 12/22/2022 08:06:36 AM Pages: 4 Recording Fee: \$34.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, which appears to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-yadira