

**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 Subdivision:** The Lakes of Edgewater Estates

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

Community	County	Document Type	Instrument No.	Date Recorded
The Lakes of Edgewater Estates Homeowners' Association, Inc.	Brazoria	Architectural Review Authority Policy and Charter	2022069119	22-Dec-22
		ACC Denial and Appeal Hearing Policy	2022069118	22-Dec-22
		Policy Regarding Records Retention	2022069117	22-Dec-22
		Policy Regarding Records Inspection & Production	2022069116	22-Dec-22
		Large Contract Bid Solicitation Policy	2022069115	22-Dec-22
		Deed Restriction Hearing Policy	2022069114	22-Dec-22
		Management Certificate	2022069107	22-Dec-22
		Management Certificate	2022028524	11-May-22
		Collection Policy	2022004946	26-Jan-22
		Management Certificate	2022002624	13-Jan-22
		Management Certificate	2021065897	05-Oct-21
		Management Certificate	2019022872	15-May-19
		Management Certificate	2009042233	22-Sep-09
		1st Amendment to Architectural Review Committee Guidelines	2009021472	19-May-09
		Instrument to Record Additional Dedicatory Instrument	2005046229	10-Aug-05
		Management Certificate	2001059090	31-Dec-01
		3rd Supplemental Amendment to the Declaration of C C & R - Sec. 5 Phase I	2000011118	17-Mar-00

Declaration of C C &amp; R

1998040723

25-Sep-98

**Name and Mailing Address of the Association**

The Lakes of Edgewater Estates Homeowners' Association, Inc.  
 c/o Houston Community Management  
 18333 Egret Bay Blvd  
 Houston, Texas 77058

**Name, Mailing Address, Telephone Number, and Email Address of Person Managing the Association or its Designated Representative**

Houston Community Management  
 18333 Egret Bay Blvd #305  
 Houston, TX 77058  
 832-864-1200  
 customerservice@houcomm.com

**Website Address of the Association**

[www.townsq.io](http://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: \$75.00  
 Resale Certificate: Starting \$520.00  
 Resale Certificate Update: Starting \$72.00  
 Legacy Account Closure Fee: \$220.00  
 Refinance Statement of Account: Starting \$75.00  
 Transfer Fee: None Noted  
 Working Capitalization Fees: None Noted  
 Expedite Fee for Resale Certificate prior to 10 business day deliver obligation: \$315.00 for 1 day and \$195.00 for 3 day.

Executed on this the 17 day of April 2025.

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

Houston Community Management of  
Houston Texas

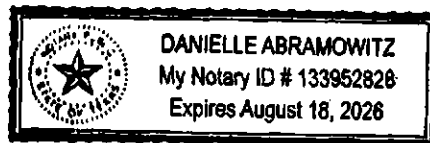
Tracy Downs  
Tracy Downs, Branch Vice President

STATE OF TEXAS       §  
                                     §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on the 17 day of April, 2025 by Tracy Down, Branch Vice President 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.

Danielle Abramowitz  
Notary Public, State of Texas

When recorded return to:  
Houston Community Management  
18333 Egret Bay Blvd #305  
Houston, TX 77058



## FILED and RECORDED

Instrument Number: 2025023606

Filing and Recording Date: 05/21/2025 10:53:30 AM Pages: 4 Recording Fee: \$33.00

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, appearing to read "Joyce Hudman".

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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-kara