

AFTER RECORDING RETURN TO:

Judd A. Austin, Jr., Esq.
 Henry Oddo Austin & Fletcher
 1700 Pacific Avenue
 Suite 2700
 Dallas, TX 75201

STATE OF TEXAS §
 §
 COUNTY OF COLLIN §

**PROPERTY OWNERS' ASSOCIATION
 MANAGEMENT CERTIFICATE FOR
 BRIDGEWATER RESIDENTIAL COMMUNITY, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of June 3, 2025, by Bridgewater Residential Community, a Texas non-profit corporation (the "Association").

W I T N E S S E T H

WHEREAS, Lennar Homes of Texas Land and Construction. LTD., a Texas limited partnership (hereinafter referred to as "Declarant") has previously placed of record that certain Declarations of Covenants, Conditions and Restrictions for Bridgewater Residential Community, Inc., dated November 13, 2019 (the "Declaration") recorded in Document No. 20191113001444880 in the Official Public Records of Collin County, Texas which Declaration is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto.
2. Name of the Association. The name of the Association is Bridgewater Residential Community, Inc.
3. Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.
 - a. Recording Data for the Declaration. The recording data for the Declaration is Document No. 20191113001444880, Official Public Records of Collin County, Texas. Recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.

4. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is Bridgewater Residential Community, Inc., c/o Insight Association Management, 275 West Campbell Road., Suite 620, Richardson, TX 75080. The Association's managing agent is Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080, phone number (214) 494-6002, and email address resales@insightam.com
5. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is BridgewaterOwners.com.
6. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code and serves to take the place of all Management Certificates previously filed by the Association.

ASSOCIATION:

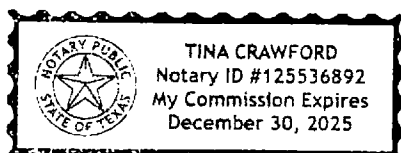
Bridgewater Residential Community, Inc.,
a Texas non-profit corporation.

By: 
Bruce Crawford, Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on this 3rd day of June 2025, by Bruce Crawford, Insight Association Management, Managing Agent for Bridgewater Residential Community, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas




Notary Public Signature

Exhibit A

[Recording Data for the Subdivision]

Plats of Bridgewater Residential Community, recorded in the Map or Plat Records of Collin County

Bridgewater Notice of Plat Recordation [Phases 1A, 1B, and 2]
Filed in Collin County, Texas
Document No. 20210104000010250

Bridgewater Notice of Addition of Land [Phases 4A, 4B, and 4C]
Filed in Collin County, Texas
Document No. 2023000045477

Bridgewater Notice of Addition of Land [Phase 5]
Filed in Collin County, Texas
Document No. 2024000014687

Exhibit B

[Recording Data for the Declaration]

Amendments to the Declaration for Bridgewater Residential Community, recorded with Collin County.

Declaration of Covenants, Conditions and Restrictions for Bridgewater, recorded under Document No. 20191113001444880, Official Public Records of Collin County, Texas.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Bridgewater, recorded under Document No. 20210225000369200, Official Public Records of Collin County, Texas.

Bridgewater Adoption of Working Capital Assessment, recorded under Document No. 20191114001454050, Official Public Records of Collin County, Texas.

Bridgewater Design Guidelines, recorded under Document No. 20191114001454060, Official Public Records of Collin County, Texas.

Bridgewater Community Manual, recorded under Document No. 2019111400145070, Official Public Records of Collin County, Texas.

Bridgewater Amenity Use Rules and Guidelines, recorded under Document No. 2022000080320, Official Public Records of Collin County, Texas.

Bridgewater Supplement to Community Manual, recorded under Document No. 2023000138913, Official Public Records of Collin County, Texas.

Certificate of Memorandum of Recording of Dedicatory Instruments for Bridgewater Residential Community, Inc., recorded under Document No. 20220221000288100, Official Public Records of Collin County, Texas.

Exhibit C

[Description and Fees Associated to Transfer of Title]

Management Fees

1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents).....\$450.00
2. Resale Disclosure (TREC Form) and Association Documents.....\$375.00
3. Resale Disclosure Update..... \$75.00
4. Transfer Fee..... \$250.00
5. 5 Day Rush Fee.....\$75.00
6. 3 Day Rush Fee.....\$100.00
7. 1 Day Expedited Rush Fee.....\$200.00
8. Custom Questionnaires.....\$165.00
9. Association Questionnaires.....\$125.00

Association Fees

1. Working Capital Assessment.....\$250.00

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2025000069626

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: June 03, 2025 03:18 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$41.00

******* 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.

File Information:

Document Number: 2025000069626
Receipt Number: 20250603000567
Recorded Date/Time: June 03, 2025 03:18 PM
User: Michelle W
Station: Workstation cck025

Record and Return To:

CSC



**STATE OF TEXAS
COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX

