

**AFTER RECORDING RETURN TO:**

Judd A. Austin, Jr., Esq.  
Henry Oddo Austin & Fletcher  
1700 Pacific Avenue  
Suite 2700  
Dallas, Texas 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 December 5, 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 attached hereto as Exhibit A.
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 attached hereto as Exhibit A.

- 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, 2400 Lakeside Blvd, Suite 550, Richardson TX 75082. The Association's managing agent is Insight Association Management, phone number (214) 494-6002 and email address is [resales@insightam.com](mailto: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](http://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.

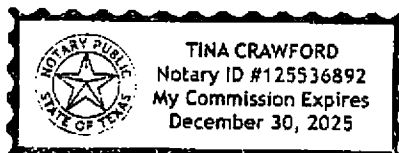
By: 

Bruce Crawford, Managing Agent

THE STATE OF TEXAS   §  
  §  
COUNTY OF COLLIN   §

This instrument was acknowledged before me on this 5th day of December 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.

Bridgewater Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments; Covenant Enforcement and Fine Policy recorded under Document No. 2025000110997, Official Public Records of Collin County, Texas.

Bridgewater Third Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments; Policy Regarding the Collection and Payment of Assessments and Other Charges and Fees recorded under Document No. 2025000113570, Official Public Records of Collin County, Texas.

Bridgewater Fourth Supplement Certificate and memorandum of Recording of Dedicatory Instruments: Resolution of the Board of Directors: Assessment Due Dates

## 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 .....equal to one half the Annual Regular Assessment

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

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**Instrument Number:** 2025000158662

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 09, 2025 01:46 PM

Number of Pages: 6

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**" Examined and Charged as Follows: "**

Total Recording: \$41.00

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\*\*\*\*\* 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: 2025000158662  
Receipt Number: 20251209000363  
Recorded Date/Time: December 09, 2025 01:46 PM  
User: Kim D  
Station: Workstation cck024

**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