

## **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:** Edgewater
2. **Name of the Association:** Edgewater Community Association, Inc.
3. **Recording data for the Subdivision:**

Edgewater, Section Three, according to the map or plat recorded under Film Code no. 630026, Edgewater, Section Five, according to the map or plat recorded under Film Code no. 676697, Edgewater, Section Six, Phase 1, according to the map or plat recorded under Film Code no. 634067, Edgewater, Section Six, Phase 2, according to the map or plat recorded under Film Code no. 676908, Edgewater, Section Six, Phase 3, according to the map or plat recorded under Film Code no. 676835, Edgewater, Section Twelve, according to the map or plat recorded under Film Code no. 640141, Edgewater, Section Twelve, Phase 2, according to the map or plat recorded under Film Code no. 676694, Edgewater, Section Twelve, Phase 3, according to the map or plat recorded under Film Code no. 676691, Edgewater, Section Thirteen, according to the map or plat recorded under Film Code no. 641252, Edgewater, Section Fourteen, according to the map or plat recorded under Film Code no. 6786339, Edgewater, Section Fifteen, according to the map or plat recorded under Film Code no. 694904, Edgewater, Section Sixteen, according to the map or plat recorded under Film Code no. 699771, Edgewater, Section Seventeen, according to the map or plat recorded under Film Code no. 698471, Edgewater, Section Eighteen, according to the map or plat recorded under Film Code no. 698473, and documents recorded in Clerk's File nos. 20060274861, 20110010682, RP-2019-1698850, 2006029135, Official Public Records of Harris County, Texas.

4. **Recording data for the Declaration and Declaration amendments:**

Documents recorded in Clerk's File no. 20080546981, 20090325714, 20090527629, 201000545684, 20150558346, 20100144265, RP-2016-174688, 20160002683, 20110217616, 20150558347, 20150558348, RP-2016-274296, RP-2022-156014, RP-2022-360105, RP-2022-156015, RP-2022-156016, 20060274861, 20060291355, 20070443211, RP-2019-2698850, 2006029135, 20110010682, Official Public Records of Harris County, Texas.

5. **Name and mailing address of the Association:** Edgewater Community Association, Inc., 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  
855.289.6007  
[Info@goodwintx.com](mailto:Info@goodwintx.com)

7. **Website address where all dedicatory instruments can be found:**

<https://hewca.sites.townsq.io/> or [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:**

Working Capital: Equal to ½ Annual Assessment – Builder to Homeowner Sales Only  
Reserve Contribution: Equal to ¼ Annual Assessment - Builder to Homeowner Sales Only  
Foundation Fee: Equal to 0.50% of Sales Price - Homeowner to Homeowner Sales Only  
Resale Certificate: \$375  
Resale Certificate Update: \$75  
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:  
- 1 business day: \$350 / 3 business days: \$250 / 5 business days: \$150 / 7 business days: \$100  
Compliance Inspection Fee (optional): \$150  
Transfer Fee: \$340

This management certificate is filed of record in Harris 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.

RP-2024-403190

*Kaci Maglich*

By: Kaci Maglich, Managing Agent for Edgewater Community Association, Inc.,  
Duly Authorized Agent  
Signed: October 28, 2024

**AFTER RECORDING RETURN TO:**

**Goodwin & Company  
PO Box 203310  
Austin, TX 78720-3310**

STATE OF TEXAS

§  
§  
§

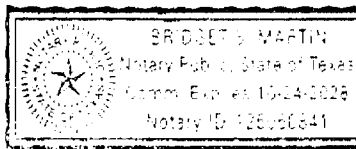
COUNTY OF HARRIS

This instrument was signed before me on October 28, 2024, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

*Bridget Martin*

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

My Commission Expires: 10/24/2028



RP-2024-403190

RP-2024-403190  
# Pages 3  
10/30/2024 11:30 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$29.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2024-403190