

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, 201505583488, 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

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

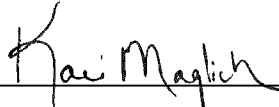
<https://hewca.sites.townsq.io/> or www.goodwintx.com , use the "find my community" search bar to locate the community webpage

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 1% of Sales Price - Homeowner to Homeowner Sales Only
Foundation Fee: Equal to 0.5% of Sales Price – Builder 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

RP-2025-52759

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.


By: Kaci Maglich, Managing Agent for Edgewater Community Association, Inc.,
Duly Authorized Agent
Signed: February 8, 2025

AFTER RECORDING RETURN TO:

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

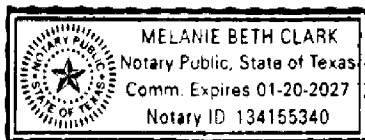
STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was signed before me on 2/8/25, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

By: 
Notary Public, State of Texas



RP-2025-52759

RP-2025-52759
Pages 3
02/13/2025 01:52 PM
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

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