

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
EDGEWATER HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

The undersigned, being the Managing Agent for Edgewater Homeowners Association, Inc., a non-profit corporation ("**Association**") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Cadillac Lake Estates commonly referred to as Edgewater.
2. Name of Association: The name of the Association is Edgewater Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Cadillac Lake Estates commonly referred to as Edgewater Subdivision, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9551, Page 34 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions Edgewater Subdivision.
 - (2) First Amendment to Declaration of Covenants, Conditions and Restrictions for Edgewater Subdivision.
 - (3) Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Edgewater Subdivision.
 - b. Recording Information:
 - (1) Bexar County Clerk's File No. 20020318452.
 - (2) Bexar County Clerk's File No. 20030072331.
 - (3) Bexar County Clerk's File No. 20060125153.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Edgewater Homeowners Association, Inc. c/o Patriot HOA Management, LLC, P.O. Box 591610, San Antonio, Texas 78259.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Dawn Tomaschefskey c/o Patriot HOA Management, LLC. Address: P.O. Box 591610, San Antonio, Texas 78259. Phone No.: 210.568.1558. Email Address: dawn@patriotcm.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://patriot.vmsclientonline.com/>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 375.00
Transfer Fee	\$ 200.00
Refinance Fee	\$ 129.00
Association Transfer Fee (See Section 5.6 of the Declaration)	\$ 1,000.00

Executed on this 11th day of February, 2022.

EDGEWATER HOMEOWNERS
ASSOCIATION, INC.

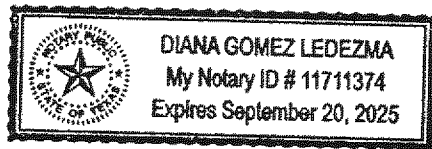
By: Patriot HOA Management, LLC, Managing Agent

Dawn Tomaschefskey
Dawn Tomaschefskey

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
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BEFORE ME, the undersigned notary public, on this 11th day of February, 2022 personally appeared Dawn Tomaschefskey of Patriot HOA Management, LLC, Managing Agent for Edgewater Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Diana Gomez Ledezma
Notary Public in and for the State of Texas

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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Recorded Date: February 25, 2022
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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 2/25/2022 2:44 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk