

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
WATERS EDGE MASTER RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Waters Edge Master Residential Community, Inc., a Texas nonprofit corporation (the “Association”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR WATERS EDGE MASTER RESIDENTIAL COMMUNITY, INC., INCLUDING BUT NOT LIMITED TO THAT CERTAIN DOCUMENT NO. 202299015326, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

1. The name of the subdivision: Waters Edge.
2. The name of the Association: Waters Edge Master Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Guadalupe County, Texas, made subject to that certain Waters Edge Master Covenant [Residential], recorded as Document No. 202199041137, in the Official Public Records of Guadalupe County, Texas (the “Covenant”), pursuant to the filing of one or more Notices of Applicability in the Official Public Records of Guadalupe County, Texas.
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Waters Edge Master Residential Community, Inc., c/o Spectrum Association Management of Texas, LLC, 17319 San Pedro Ave., Suite 318, San Antonio, TX 78232.
6. The name, mailing address, telephone number and email address of the person managing the Association:

Name: Waters Edge Master Residential Community, Inc., c/o Spectrum Association Management of Texas, LLC

Mailing Address: 17319 San Pedro Ave., Suite 318, San Antonio, TX 78232

Telephone Number: 210-494-0659

Email Address: contact@spectrumam.com
7. Website to access the Association’s dedicatory instruments:
www.spectrumam.com/homeowners
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$400.00.
Transfer Fee - \$200.00.
Resale Certificate Fee - \$375.00.

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

WATERS EDGE MASTER RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

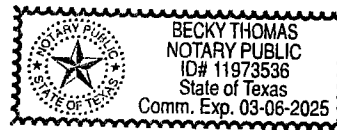
By: *Jaime L. Johnson*
Name: Jaime L. Johnson
Title: Board Chair

THE STATE OF TEXAS §
 §
COUNTY OF Bexar §

This instrument was acknowledged before me on the 11 day of January, 2024, by
Jaime L. Johnson, Board Chair of Waters Edge Master Residential
Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]

Becky Thomas
Notary Public Signature



AFTER RECORDING RETURN TO:

KRISTI E. STOTTS, ESQ.
WINSTEAD PC
401 CONGRESS AVENUE, SUITE 2100
AUSTIN, TEXAS 78701
KSTOTTS@WINSTEAD.COM

ATTACHMENT 1

1. Waters Edge Master Covenant [Residential], recorded under Document No. 202199041137, Official Public Records of Guadalupe County, Texas.
2. Waters Edge Development Area Declaration [Residential], recorded under Document No. 202199041441, Official Public Records of Guadalupe County, Texas.
3. Waters Edge Community Manual, recorded under Document No. 202199041569, Official Public Records of Guadalupe County, Texas.
 - (a) Waters Edge First Supplement to Community Manual, recorded under Document No. 202499001000, Official Public Records of Guadalupe County, Texas.
4. Waters Edge Adoption of Working Capital Assessment, recorded under Document No. 202199041442, Official Public Records of Guadalupe County, Texas.
5. Waters Edge Design Guidelines, recorded under Document No. 202199041493, Official Public Records of Guadalupe County, Texas.
6. Waters Edge Notice of Applicability [Residential] [Unit 1], recorded under Document No. 202299015309, Official Public Records of Guadalupe County, Texas.
7. Waters Edge Master Residential Community, Inc. Affidavit for Filing Dedicatory Instruments, recorded under Document No. 202299027845, Official Public Records of Guadalupe County, Texas.
8. Waters Edge Notice of Applicability [Residential] [Unit 2], recorded under Document No. 202499000999, Official Public Records of Guadalupe County, Texas.

ATTACHMENT 1

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
WATERS EDGE MASTER RESIDENTIAL COMMUNITY, INC.

FILED and RECORDED in the OFFICIAL PUBLIC RECORDS

Honorable Teresa Kiel, Guadalupe County Clerk

Document Number: 202499001043
Recorded On: January 16, 2024 02:11 PM
Total Pages: 5
Total Fees: \$37.00

Discriminatory restrictive covenants based on race, color, religion contradict the 14th Amendment's Equal Protection Clause and are therefore unenforceable under federal law. Supreme Court Decision Shelly v. Kraemer 1948.

**THIS PAGE CONTAINS IMPORTANT RECORDING INFORMATION
AND SHALL REMAIN A PART OF THIS INSTRUMENT.**

Receipt Number: 20240116000118
User: Leah D
Station: Production 4

Return To:
Simplifile

**STATE OF TEXAS
GUADALUPE COUNTY**

I hereby certify this instrument was ELECTRONICALLY FILED and RECORDED in the OFFICIAL PUBLIC RECORDS of Guadalupe County, Texas on the date/time printed above.



Teresa Kiel
Teresa Kiel
Guadalupe County Clerk
Guadalupe County, TX