



VG-342-2025-62846

Denton County
Juli Luke
County Clerk

Instrument Number: 62846

Real Property Recordings

MISCELLANEOUS

Recorded On: June 09, 2025 04:28 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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: 62846
Receipt Number: 20250609000669
Recorded Date/Time: June 09, 2025 04:28 PM
User: Maria L
Station: Station 17

Record and Return To:

AAMC
2651 SAGEBRUSH DR #104

FLOWER MOUND TX 75028



STATE OF TEXAS
COUNTY OF DENTON

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 Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT
CERTIFICATE FOR EDGEWOOD RESIDENTIAL ASSOCIATION,
INC.**

This MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of EDGEWOOD RESIDENTIAL ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

WHEREAS, that certain Declaration of Covenants, Conditions and Restrictions for Edgewood Residential Association, Inc. (the "*Declaration*"), was filed on March 28, 2018 and is recorded as Instrument No. 20180329000035 in the Official Public Records of Denton County, Texas, which Declaration, as supplemented or amended, 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 Subdivisions.** The subdivision is known generally as Edgewood Residential Association, Inc., and the plats for said subdivision are denominated as follows: EDGEWOOD.

2. **Name and Mailing Address of the Association.** The name of the Association is Edgewood Residential Association, Inc., The mailing address for the Association is 2651 Sagebrush Dr #104 Flower Mound TX 75028.

3. **Recording Data for the Subdivision.** The recording data for each plat in the subdivision is described as follows: 2014-109 in the Official Public Records of Denton County, Texas.

4. **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. 20180329000035 in the Official Public Records of Denton County, Texas.

5. **Name of and Contact Information for the Managing Agent of the Association.** The Association's managing agent is Accelerated Association Management Company 2651 Sagebrush Dr #104 Flower Mound, TX 75028, admin@acceleratedmgmt.com

6. **Website.** The Association's website may be found at www.acceleratedmgmt.com

7. **Fees Due Upon Property Transfer.** The maximum Fees to be charged relating to a property transfer are: (i) \$375 as transfer/resale disclosure/estoppel fee; (ii) \$375 for resale certificate/estoppel update; (iii) \$200 rush fee; (iv) \$225 for Lender Questionnaire- Standard; (v) \$275 for Lender Questionnaire-Custom; (vi) \$2500 Working Capital/Reserve Fee; and (vii) \$450 transfer fee following a trustee sale or foreclosure.

8. **Resale Certificates.** Resale Certificates may be requested by ordering online through www.acceleratedmgmt.com.

EDGEWOOD RESIDENTIAL ASSOCIATION IN WITNESS WHEREOF, this management Certificate is hereby executed by its duly authorized agent on this 29th day of May, 2025.

By: [Signature]
Jamie Morris- Accelerated Association Management Company, LLC,

Sworn to, acknowledged and subscribed before me, under my official hand and seal of office this 29th day of May, 2025.

After Recording Please Return To:
AAMC
2651 Sagebrush DR #104
Flower Mound, TX 75028
info@acceleratedmgmt.com
972-372-0752 (o)
972-372-0680 (f)

Ashley Hughes Washer
Notary Public
State of Texas
Ashley Hughes Washer
Printed Name
My Commission Expires: 2-11-2026

