

**MANAGEMENT CERTIFICATE FOR  
EDGEBROOK RESIDENTIAL COMMUNITY, INC.**

**THE STATE OF TEXAS**

**COUNTY OF COMAL**

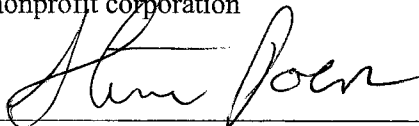
The undersigned, being an officer of PMI Bluebonnet Realty, managing agent of Edgebrook Residential Community, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

- 1) **Name of Subdivision:** Edgebrook
- 2) **Name of the Association:** Edgebrook Residential Community, Inc.,
- 3) **Recording Data for the Subdivision Development:** All of that certain real property in Comal County, Texas, made subject to that certain Declaration of Covenants, Conditions, and Restrictions for Edgebrook, recorded under Document No. 201706025626, Official Public Records of Comal County, Texas (the "Declaration").
- 4) **Recording Data for the Declaration:** See Exhibit "A"
- 5) **Name and Mailing Address for the Association:**  
**Edgebrook Residential Community, Inc.**  
c/o PMI Bluebonnet Realty  
405 Main Street  
Blanco, TX 78606  
[www.edgebrookhoa.com](http://www.edgebrookhoa.com)
- 6) **Name and Mailing Address of Person Managing the Association or its Designated Representative:**  
**PMI Bluebonnet Realty**  
405 Main Street  
Blanco, TX 78606  
830-302-4738  
[admin@pmibluebonnetrealty.com](mailto:admin@pmibluebonnetrealty.com)
- 7) **Other information the Association considers appropriate:** Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase. **The purpose of this certificate is to provide information sufficient for the title company to correctly identify the subdivision and to contact its governing Association or representative.** This certificate does not purport to identify every piece of information pertinent to the subdivision. No person should rely on this certificate for anything other than instructions for contacting the Association in connection with the transfer of title to a home in the subdivision.
- 8) **Fee(s) related to Property Transfer:**
  - **Working Capital Fee - \$350.00**

- **Management Transfer Fee - \$275.00**

This Management Certificate is effective as of the 1st day of July, 2025.

EDGEBROOK RESIDENTIAL COMMUNITY, INC.  
A Texas nonprofit corporation

By:   
Name: Steven Poer  
Title: Community Manager and Agent for POA

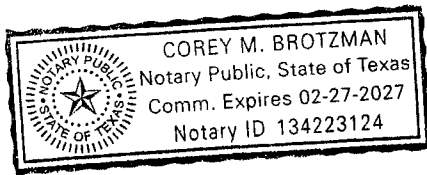
THE STATE OF TEXAS

COUNTY OF Blanco

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### CERTIFICATE OF ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME, by Steven Poer, the Community Manager and Agent for Edgebrook Residential Community, Inc. on this 28<sup>th</sup> day of July 2025, to certify which witness my hand and seal of office.



  
NOTARY PUBLIC, STATE OF TEXAS

**AFTER RECORDING RETURN TO:**  
PMI Bluebonnet Realty  
405 Main Street  
Blanco, TX 78606

**EXHIBIT "A"**

<b>COMAL INSTRUMENT NUMBER</b>	<b>RECORDING DATE</b>	<b>DOCUMENT</b>
201706025626	05/22/2017	Declaration of Covenants, Conditions, and Restrictions
201706025701	05/22/2017	Edgebrook Community Manual: Certificate of Formation; Bylaws; Fine and Enforcement Policy; Assessment Collection Policy; Records Inspection, Copying, and Retention Policy; Statutory Notice of Posting and Recordation of Association Governance Documents; Email Registration Policy; Generator Policy
201706025706	05/22/2017	Adoption of Working Capital Assessment
201706025718	05/22/2017	Notice of Plat Recordation (Unit-1)
201806042706	11/01/2018	First Amendment to Declaration of Covenants, Conditions, and Restrictions
202006021459	06/09/2020	Declarant Removal and Appointment of Director
202006022119	06/12/2020	Covid-19 Policy - Amenities
202006026421	07/07/2020	Covid-19 Policy - Amenities
202306002209	01/20/2023	Edgebrook Residential Community Collection Policy Supplemental Policies Adopted Pursuant to the 2021 and 2023 Legislative Sessions: Amended and Restated Fine and Enforcement Policy; Board of Director Meeting Notice Requirements; Pool Enclosures and Security Measures Policy; Amended and Restated Assessment Collection Policy; Religious Display Policy; Statutory Notice of Posting and Recordation

**Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
07/30/2025 08:07:47 AM  
JESS 3 Pages(s)  
202506023553**



*Bobbie Koepp*