

AFTER RECORDING RETURN TO:

Judd A. Austin, Jr., Esq.
Henry Oddo Austin & Fletcher
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
WATERS EDGE RESIDENTIAL COMMUNITY, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of December 3, 2025, by Waters Edge Residential Community, Inc. a Texas non-profit corporation (the "Association").

W I T N E S S E T H

WHEREAS, Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership ("Declarant") has previously placed of record that certain Declarations of Covenants, Conditions, and Restrictions for Waters Edge Residential Community, Inc., dated June 19, 2013 (the "Declaration") recorded as Document Number 201300193370 in the Official Public Records of Dallas County, Texas which Declaration 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 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the Subdivisions which are subject to the Declaration are attached hereto as Exhibit A.
2. Name of the Association. The name of the Association is Waters Edge Residential Community, Inc.
3. Recording Data for the Subdivision. Recording data for the Subdivisions are attached hereto as Exhibit A.
4. Recording Data for the Declaration. The recording data for the Declaration is Document Number 201300193370.

5. Mailing Address. The current mailing address for the Association is Waters Edge Residential Community, Inc., c/o Insight Association Management, 2400 Lakeside Blvd. Suite 550 Richardson, TX 75082. The Association's managing agent is Insight Association Management, 2400 Lakeside Blvd. Suite 550 Richardson, TX 75082, phone number (214) 494-6002, and email address resales@insightam.com.
6. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is www.watersedgeresidential.nabrnetwork.com.
7. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code and serves to take the place of all Management Certificates previously filed by the Association.

ASSOCIATION:

Waters Edge Residential Community, Inc. a Texas non-profit corporation.

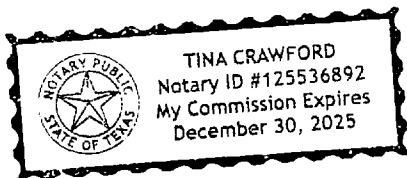
By:

Bruce Crawford, Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 3rd day of December 2025, by Bruce Crawford, Insight Association Management, Managing Agent for Waters Edge Residential Community, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas




Notary Public Signature

Exhibit A

[Recording Data for the Subdivision]

Plats of Waters Edge Residential Community, Inc. recorded in the Map or Plat Records of
Dallas County

- Waters Edge - Phase 1
Filed in Dallas County, Texas on March 21, 2013
Document No. 201300087190
- Waters Edge – Phase 2
Filed in Rockwall County, Texas on March 12, 2014
Document No. 20140000003167

Exhibit B

[Recording Data for the Declaration]

Amendments to the Declaration for Waters Edge Residential Community, Inc. recorded with
Dallas County

- a. Declaration recorded under Document No. 201300193370, Official Public Records of Dallas County, Texas.
- b. Community Manual recorded under Document No. 201300197094, Official Public Records of Dallas County, Texas.
- c. Adoption of Working Capital Assessment recorded under Document No. 201300197093, Official Public Records of Dallas County, Texas.
- d. Design Guidelines recorded under Document No. 201400103231, Official Public Records of Dallas County, Texas.
- e. First Amendment to Design Guidelines recorded under Document No. 201400137312, Official Public Records of Dallas County, Texas.
- f. Addition of Lands recorded under Document No. 201600285072, Official Public Records of Dallas County, Texas.

Exhibit C

[Description and Fees Associated to Transfer of Title]

Management Fees

1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents).....\$450.00
2. Resale Disclosure (TREC Form) and Association Documents.....\$375.00
3. Resale Disclosure Update..... \$75.00
4. Transfer Fee..... \$250.00
5. 5 Day Rush Fee.....\$75.00
6. 3 Day Rush Fee.....\$100.00
7. 1 Day Expedited Rush Fee.....\$200.00
8. Custom Questionnaires.....\$165.00
9. Association Questionnaires.....\$125.00

Association Fees

1. Working Capital Assessment\$1,000.00

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202500257728

eRecording - Real Property

Recorded On: December 09, 2025 02:16 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$41.00

******* 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: 202500257728
Receipt Number: 20251208000830
Recorded Date/Time: December 09, 2025 02:16 PM
User: Hilga R
Station: CC132.dal.ccdc

Record and Return To:

CSC Global



**STATE OF TEXAS
COUNTY OF DALLAS**

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 Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX