


MARY LOUISE NICHOLSON
COUNTY CLERK

**MANAGEMENT CERTIFICATE
FOR
EDGEWATER AT THE RIVER DISTRICT COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TARRANT §

The undersigned, being the Managing Agent of Edgewater at the River District Community Association, Inc. and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. The name of the subdivision: Edgewater at the River District.
2. The name of the Association: Edgewater at the River District Community Association, Inc.
3. The recording data for the subdivision: See **Exhibit A**.
4. The name and mailing address of the Association:

 Edgewater at the River District Community Association, Inc.
 c/o Neighborhood Management Inc
 1024 S Greenville Ave, Suite 230
 Allen, TX. 75002
5. The name and contact information for the Managing Agent of the Association:

 Neighborhood Management, Inc.
 Beverly Coghlan
 1024 S. Greenville Ave, Suite 230
 Allen, TX 75002
 Phone: 972-359-1548
 Email Address: managementcertificate@nmitx.com
6. Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
7. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate:	\$375.00
Transfer Fee:	\$250.00
Optional Inspection Fee:	\$150.00
Working Capital:	\$1,000.00 or 50% assessments if greater.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below

**EDGEWATER AT THE RIVER DISTRICT
COMMUNITY ASSOCIATION, INC.**
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan

Name: Beverly Coghlan

STATE OF TEXAS

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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 30th day of August, 2023, by Beverly Coghlan, Agent for the Association of EDGEWATER AT THE RIVER DISTRICT COMMUNITY ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas

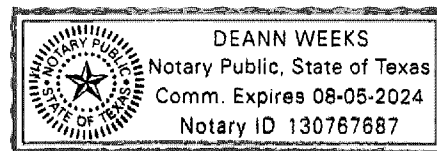


EXHIBIT A

Document	Recording Information
The Ridge Plat Dec. 6. 2019	Document No. D219280966
Correction Notice Dec. 19, 2019	Document No. D219292199
The Ridge- Correction Plat Sept. 30, 2020	Document No. D220250310
Declaration of Covenants, Conditions and Restrictions Apr. 14, 2020	Document No. D220084927
Bylaws/Policies & Guidelines/Etc. Jun 3, 2020	Document No. D220127312