

Denton County
Juli Luke
County Clerk

Instrument Number: 106970

ERecordings-RP

NOTICE

Recorded On: June 14, 2021 11:42 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** 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: 106970
Receipt Number: 20210614000455
Recorded Date/Time: June 14, 2021 11:42 AM
User: Diana P
Station: Station 37

Record and Return To:

Simplifile



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

This certificate updates and replaces any previously recorded management certificate for this subdivision.

STATE OF TEXAS
COUNTY OF DENTON

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
OF LEWISVILLE WATER'S EDGE II CONDOMINIUM OWNER'S
ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of February, 1, 2021 by Lewisville Water's Edge II Condominium Owner's Association, Inc., a Texas non-profit corporation (the "Association").

WITNESSETH

WHEREAS, MMM Holdings, LP a Texas limited liability company, ("Declarant") has placed of record that certain Declaration of Covenants, Conditions, and Restrictions for Lewisville Water's Edge II Condominium Owner's Association, Inc., dated February 11, 2021, (the "Declaration") and recorded as Document No. 20210211000518 in the Real Property Records of Denton County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, the Declarant has created the Association for the benefit of Lewisville Water's Edge II Condominium Owner's Association, Inc.,

WHEREAS, the Board of Directors, on behalf of the Association has caused this certificate to be prepared and filed in accordance with the provision of the Texas Residential Property Owners Protection Act as provided in Section 209 of the Texas Property Code.

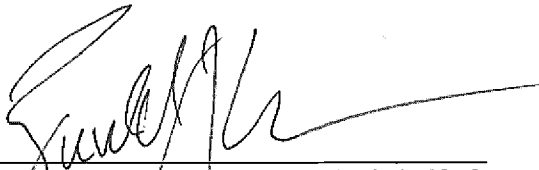
NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

NAME OF SUBDIVISION: Lewisville Water's Edge II

1. **Name and Mailing Addresses.** The name and mailing addresses of the Association and Managing Agent is,
Lewisville Water's Edge II Condominium Owner's Association, Inc.
c/o Essex Association Management, L.P.
1512 Crescent Drive, Suite 112
Carrollton, TX 75006
Office: (972) 428-2030
2. **Declaration information.**
Lots in Lewisville Water's Edge II Condominium Owner's Association, Inc., are subject to Declaration of Covenants, Conditions and Restrictions recorded on February 11, 2021, as Document No. 20210211000518 in the Real Property Records of Denton County, Texas.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

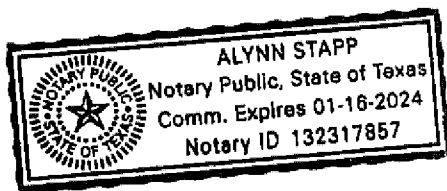
Lewisville Water's Edge II Condominium Owner's Association, Inc., a Texas non-profit corporation


By: 
Ronald J. Corcoran, Secretary, On behalf of
Lewisville Water's Edge II Condominium Owner's Association, Inc.,

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Ronald J. Corcoran of Essex Association Management L.P., before me on this 1st day of February, 2021, Managing Agent for Lewisville Water's Edge II Condominium Owner's Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas.




Notary Public Signature

After recording return to:
Essex Association Management, L.P.
1512 Crescent Drive, Suite 112
Carrollton, Texas 75006