

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**PROPERTY OWNERS’ ASSOCIATION
MANAGEMENT CERTIFICATE FOR
THE HOMESTEAD AT OWNSBY FARMS**

This Management Certificate supersedes any previously recorded Management Certificates

This MANAGEMENT CERTIFICATE (this “*Certificate*”) is made on behalf of THE HOMESTEAD AT OWNSBY FARMS a Texas non-profit corporation (the “*Association*”).

W I T N E S S E T H:

WHEREAS, that certain Declaration of Covenants, Conditions and Restrictions for The Homestead at Ownsby Farms (the “*Declaration*”), was filed on May 1, 2018 and is recorded as Instrument No. 20180501000524180 in the Official Public Records of Collin 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 The Homestead at Ownsby Farms and the plats for said subdivision are denominated as follows: The Homestead at Ownsby Farms, Phase 1 and The Homestead at Ownsby Farms, Phase 2.

2. **Name and Mailing Address of the Association.** The name of the Association is The Homestead at Ownsby Farms. The mailing address for the Association is 1512 Crescent Dr. Suite 112 Carrollton, TX 75006.

3. **Recording Data for the Subdivision.** The recording data for each plat in the subdivision is described as follows: Filed of Record in the Official Records of Collin County on April 20, 2018, as Document No. 20180420010001740 and on September 29, 2020 as Document No. 20200929010003740 in Collin County, Texas.

4. **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. 20180501000524180 in the Official Public Records of Collin County.

5. **Name of and Contact Information for the Managing Agent of the Association.** The Association’s managing agent is Essex Association Management L.P., 1512 Crescent Dr.

Suite 112 Carrollton, TX 75006.; telephone 972-428-2030; facsimile 469-342-8205; and email Ron@essexhoa.com.

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

7. **Fees Due Upon Property Transfer.** The maximum fees to be charged relating to a property transfer are: (i) \$375 as resale disclosure/estoppel fee; (ii) The maximum fee to be charged for transfer is \$450; (iii) The maximum resale fees to be charged for a resale certificate/estoppel update; is \$75; (iv) The maximum fees to be charged for a rush fee is \$200; (v) The maximum fees to be charged for a Lender Questionnaire – Standard is \$225; (vi) The maximum fees to be charged for a Lender Questionnaire – Custom is \$275; (vii) a maximum fee of \$2,500 Working Capital/Reserve Fee; and (viii) a maximum fee of \$450 transfer fee following a trustee sale or foreclosure.

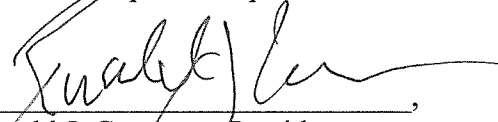
8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o Abby@essexhoa.com.

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 replace all Management Certificates previously filed by the Association.

ASSOCIATION:

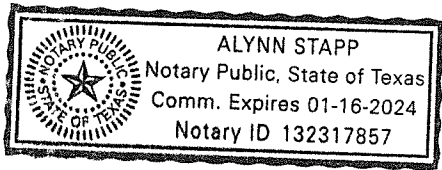
THE HOMESTEAD AT OWNSBY FARMS,

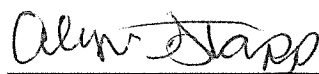
a Texas non-profit corporation

By: 
Ronald J. Corcoran, President,
Essex Association Management L.P.,
Its Managing Agent

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 18 day of November, 2022, by Ronald J. Corcoran, President of Essex Association Management L.P., the Managing Agent for the Managing Agent for The Homestead at Ownsby Farms, a Texas non-profit corporation.




Notary Public, State of Texas

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2022000168175

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: November 22, 2022 02:51 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

******* 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: 2022000168175
Receipt Number: 20221122000155
Recorded Date/Time: November 22, 2022 02:51 PM
User: Shannon C
Station: Station 7

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF COLLIN**

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 Public Records of Collin County, Texas.

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX