

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
TIMBERRIDGE HOMEOWNERS
ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of TIMBERRIDGE HOMEOWNERS ASSOCIATION, INC., 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 Timberridge Homeowners Association, Inc. (the "*Declaration*"), was filed on August 5, 2016, as Instrument No. 20160805001017590 in the Official Public Records of Collin County, Texas, which Declaration may be supplemented or amended, and 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 Timberridge Homeowners Association, Inc., and the plat(s) for said subdivision are denominated as follows: located in the M. Ashlock Survey, Abstract No. 20, in the Collin County, Texas.

2. **Name and Mailing Address of the Association.** The name of the Association is Timberridge Homeowners Association, Inc., 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: Timberridge Filed and Recorded in the Official Public Records of the County Clerk Collin County, Texas as Document No. 20160805010003170, (2016-537 and 2016-538).

4. **Recording Data for the Declaration.** The Declaration was recorded on August 5, 2016, as Instrument No. 20160805001017590 in the Official Public Records of Collin County, Texas, and as further supplemented or amended, from time to time.

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.essexhoa.com.

7. **Fees Due Upon Property Transfer.** The maximum Fees to be charged relating to a property transfer are: (i) \$375 as maximum resale disclosure/estoppel fee; (ii) \$75 for maximum resale certificate/estoppel update; (iii) \$250 maximum rush fee; (iv) \$225 for Lender Questionnaire – Standard; (v) \$275 for Lender Questionnaire – Custom; (vi) \$2500 maximum Working Capital/Reserve Fee; and (vii) \$450 maximum transfer fee for each resale processed and/or or following a trustee sale or foreclosure.

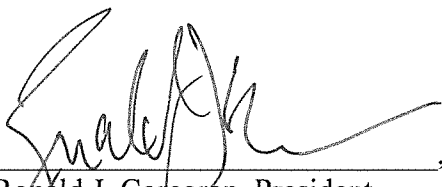
8. **Resale Certificates.** Resale Certificates may be requested by submitting an online request at www.essexhoa.com, from the Association's website, or by contacting abby@essexhoa.com.

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:

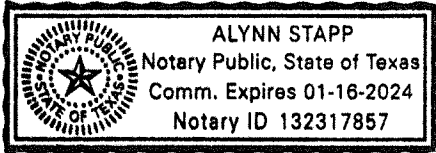
**TIMBERRIDGE HOMEOWNERS
ASSOCIATION, INC**

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 27 day of August, 2021,
by Ronald J. Corcoran, President of Essex Association Management L.P., the Managing Agent for
Timberidge Homeowners Association, Inc., a Texas non-profit corporation.



Alyn Stapp
Notary Public, State of Texas

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
08/24/2021 04:46:55 PM
\$34.00 MKACZOR
20210824001716930



Stacey Kemp