

(To be recorded in Real Property Records of Dallas County, Texas)
As Required by Section 209.004, Texas Property Code
This updates and replaces any previously recorded management certificate for this subdivision

STATE OF TEXAS
COUNTY OF DALLAS

**ELECTRONICALLY RECORDED 201700363740
12/29/2017 05:14:06 PM CT 1/2**

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
OF MERCER CROSSING NORTH MASTER PROPERTY OWNERS
ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of November 1, 2017, by Mercer Crossing North Master Property Owners Association, Inc., a Texas non-profit corporation (the "Association").

WITNESSETH

WHEREAS, CADG Mercer Crossing Holdings, LLC, a Texas limited liability company, ("Declarant") has placed of record that certain Declaration of Covenants, Conditions, and Restrictions for Mercer Residential West dated November 1, 2017, (the "Declaration") recorded as Document No. 201700351649 in the Real Property Records of Dallas County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Mercer Residential West Association, Inc.

WHEREAS, 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: Mercer Crossing North Master POA

1. Name and Mailing Addresses. The name and mailing addresses of the Association and Managing Agent is, Mercer Crossing North Master Property Owners Association, Inc. c/o Essex Association Management, L.P. 1512 Crescent Drive, Suite 112 Carrollton, TX 75006 Office: (972) 428-2030 www.essexhoa.com or info@essexhoa.com

2. Declaration information. Lots in Mercer Crossing North POA are subject to Declaration of Covenants, Conditions and Restrictions recorded on December 18, 2017, as Document No. 201700351649 in the Real Property Records of Dallas County, Texas.

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

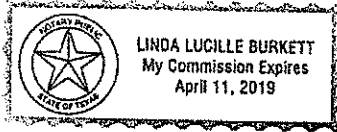
Mercer Crossing North Master Property Owners
Association, Inc.
a Texas non-profit corporation

By: 
Ronald J. Corcoran, Managing Agent

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 28th day of December, 2017, Managing Agent for Mercer Crossing North Master Property Owners 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

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
12/29/2017 05:14:06 PM
\$30.00
201700363740

