

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

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

This MANAGEMENT CERTIFICATE (this “*Certificate*”) is made on behalf of MERCER CROSSING NORTH MASTER PROPERTY OWNERS 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 Mercer Crossing North Master Property Owners Association, Inc., (the “*Declaration*”), was filed on December 18, 2017, recorded as Instrument No. 201700351649 in the Official Public Records of Dallas 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 Mercer Crossing North Master Property Owners Association, Inc., and the plat(s) for said subdivision are denominated as follows:

2. **Name and Mailing Address of the Association.** The name of the Association is Mercer Crossing North Master Property Owners 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: Being a tract of land out of the J. F. Chenoeth Survey, Abstract No. 267, the F. Miller Survey, Abstract No. 926, the Shannon Survey, Abstract No. 1337, and the H.C. Marsh Survey, Abstract No. 916 and situated in the City of Farmers Branch, Dallas County, Texas.

4. **Recording Data for the Declaration.** The Declaration was recorded December 18, 2017, and is recorded as Instrument No. 201700351649 in the Official Public Records of Dallas County, Texas; and a First Amendment to Declaration executed the 19th day of December, 2019 and filed for record in the Official Public Records of Dallas County, Texas ; and an Amendment and Supplement recorded January 2, 2020, as Instrument No. 202000000190 in the Official Public Records of Dallas County, Texas and as may be 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.

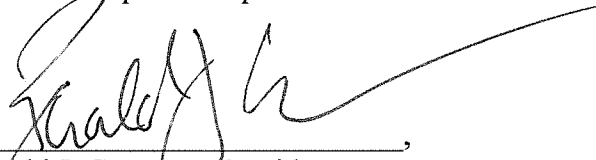
IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code, and serves to replace all Management Certificates previously filed by the Association.

ASSOCIATION:

**MERCER CROSSING NORTH
MASTER PROPERTY OWNERS
ASSOCIATION, INC**

a Texas non-profit corporation

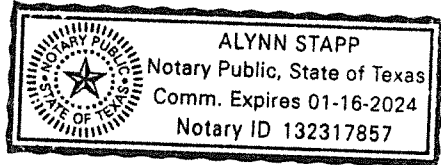
By:



Ronald J. Corcoran, President,
Essex Association Management L.P., its
Managing Agent.

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This instrument was acknowledged before me on the 30 day of August, 2021, by Ronald J. Corcoran, President of Essex Association Management L.P., the Managing Agent for Mercer Crossing North Master Property Owners Association, Inc., a Texas non-profit corporation.



Alynn Stapp
Notary Public, State of Texas

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202100260634

eRecording - Real Property

Recorded On: August 31, 2021 03:54 PM

Number of Pages: 4

" 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: 202100260634
Receipt Number: 20210831001240
Recorded Date/Time: August 31, 2021 03:54 PM
User: Lynn G
Station: CC18

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

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 Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", is written over the printed name of John F. Warren.