

Kaufman County  
Laura Hughes  
County Clerk

Instrument Number: 2022-0022285

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STATE OF TEXAS  
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me  
and was duly recorded in the Official Public Records of Kaufman County, Texas.

*Laura A. Hughes*

Laura Hughes, County Clerk

Recorded By: Jacklyn Salazar, Deputy

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.

**Record and Return To:**

SILVER STAR TITLE, LLC DBA SENDERA TITLE  
1409 SUMMIT AVENUE  
FORT WORTH, TX 76102



STATE OF TEXAS           §  
                                     §  
COUNTY OF KAUFMAN   §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE FOR  
LAKESIDE AT HEATH PROPERTY OWNERS ASSOCIATION, INC.**

This Management certificate supersedes any previously recorded management certificates for  
this association.

This MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of LAKESIDE AT HEATH 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 Lakeside at Heath Property Owners Association Inc, (the "*Declaration*"), was filed on March 31, 2015, and is recorded as Instrument No. 2015-0005423 in the Official Public Records of Kaufman 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 Lakeside at Heath Property Owners Association Inc.

2.     **Name and Mailing Address of the Association.** The name of the Association is Lakeside at Heath 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: Filed of Record in the Official Records of Kaufman County on July 1, 2015, July 21, 2017, as Document No. 2015-0012134, 2017-0016543, 2017-0016549 in Kaufman County, Texas.

4.     **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. 2015-0005423 in the Official Public Records of Kaufman County, Texas, as amended by instruments recorded as instrument No.2017-0003870 in the Official Public Records of Kaufman County, Texas.

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 CKindle@essexhoa.com.

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

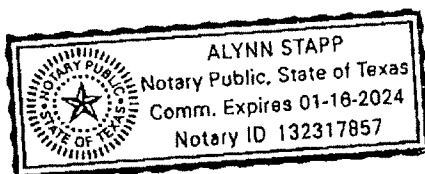
**ASSOCIATION**  
**LAKE SIDE AT HEATH PROPERTY**  
**OWNERS ASSOCIATION, INC.** a Texas non-profit corporation

By: \_\_\_\_\_

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

STATE OF TEXAS       §  
                                  §  
COUNTY OF KAUFMAN §

This instrument was acknowledged before me on the 16 day of May, 2021, by Ronald J. Corcoran, President of Essex Association Management L.P., the Managing Agent for the Managing Agent for Lakeside at Heath Property Owners Association, Inc., a Texas non-profit corporation.



Allyn Stapp  
Notary Public, State of Texas