

Denton County
Juli Luke
County Clerk

Instrument Number: 153981

ERecordings-RP

NOTICE

Recorded On: August 24, 2021 03:54 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** 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: 153981
Receipt Number: 20210824000951
Recorded Date/Time: August 24, 2021 03:54 PM
User: Samantha C
Station: Station 8

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

STATE OF TEXAS §
 §
COUNTY OF DENTON §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
THE PINNACLE AT RIVERWALK TOWNHOME
OWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of THE PINNACLE AT RIVERWALK TOWNHOME 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 The Pinnacle at Riverwalk Townhome Owners Association, Inc. (the "*Declaration*"), was filed on June 29, 2016, and is recorded as Instrument No. 2016-77284 in the Official Public Records of Denton 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 Pinnacle at Riverwalk Townhome Owners Association, Inc., and the plat(s) for said subdivision are denominated as follows: THE PINNACLE AT RIVERWALK being a replat of The River Walk at Central Park, Parcel 8 03/2015, Lot 1, Block A & Lot 1, Block B, located in the J.T. Stewart Survey, Abstract No. 1161, Town of Flower Mound, Denton County, Texas, Document No. 2015-418.

2. **Name and Mailing Address of the Association.** The name of the Association is The Pinnacle at Riverwalk Townhome 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: Filed of Record in the Official Records of Denton County on October 30, 2015, as Document No. 2015-418 in Denton County, Texas.

4. **Recording Data for the Declaration.** The Declaration was recorded on June 29, 2016, as Instrument No. 2016-77284 in the Official Public Records of Denton County, Texas, and a First Amendment recorded on March 2, 2018, as Instrument No. 23691 in the Official Public Records of Denton 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.

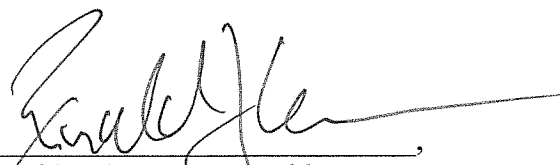
IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code, and serves to replace all Management Certificates previously filed by the Association.

ASSOCIATION:

**THE PINNACLE AT RIVERWALK
TOWNHOME OWNERS
ASSOCIATION, INC**

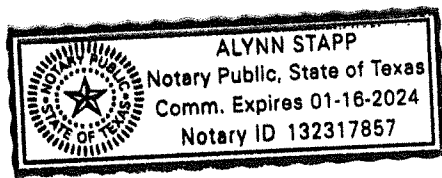
a Texas non-profit corporation

By:


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

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 28 day of August, 2021,
by Ronald J. Corcoran, President of Essex Association Management L.P., the Managing Agent for
The Pinnacle at Riverwalk Townhome Owners Association, Inc., a Texas non-profit corporation.



Alyn Stapp
Notary Public, State of Texas