

STATE OF TEXAS           §  
                                     §  
COUNTY OF COLLIN       §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE FOR  
THE TOWER AT THE RAIL HOMEOWNERS' ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of THE TOWER AT THE RAIL 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 The Tower at the Rail Homeowners' Association Inc, (the "*Declaration*"), was filed on May 7, 2020, and is recorded as Instrument No. 20200507000668840 in the Official Public Records of Collin 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 Tower at the Rail Homeowners' Association Inc, and the plats for said subdivision are denominated as follows: The Tower at the Rail

2.     **Name and Mailing Address of the Association.** The name of the Association is The Tower at the Rail 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 instrument No. 2020-252 in the Official Public Records of Collin County, Texas.

4.     **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. 20200507000668840 in the Official Public Records of Collin 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 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 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:**

**THE TOWER AT THE RAIL  
HOMEOWNERS' ASSOCIATION, INC.**

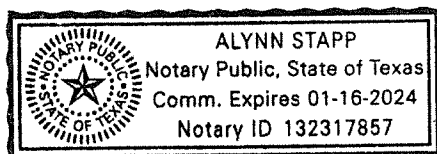
a Texas non-profit corporation

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 the Managing Agent for The Tower at the Rail Homeowners' Association, Inc., a Texas non-profit corporation.



Alynn Stapp  
Notary Public, State of Texas



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
08/31/2021 03:36:53 PM  
\$30.00 CARLA  
20210831001770240

Stacey Kemp