Denton County
Juli Luke
County Clerk

Instrument Number: 35266

ERecordings-RP

AMENDMENT

Recorded On: March 31, 2026 09:34 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: $37.00

********** **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:	35266
Receipt Number:	20260331000027
Recorded Date/Time:	March 31, 2026 09:34 AM
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Station:	Station 43

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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 AMENDED MANAGEMENT CERTIFICATE FOR MOBBERLY FARMS HOMEOWNERS ASSOCIATION, INC.

This MANAGEMENT CERTIFICATE (this "*Certificate*") amends and supersedes any previous certificates filed for this Association and is made on behalf of MOBBERLY FARMS 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 Founder's Parc Homeowners Association, Inc. (the "*Declaration*"), was filed on December 2nd, 2021 and is recorded as Instrument No. 20211202000817 in the Official Public Records of Denton County, Texas, which Declaration, as supplemented or amended, from time to time is incorporated herein for all purposes.

WHEREAS, the Association has caused this amended 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 and/or as required of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies the following information includes the listed changes or amendments from the previous certificate as follows:

- Update contact information for managing agent as supplied under item #2 and/or Item #5 as applicable
- Update fees under Item #7

This Management Certificate is hereby submitted amends and supersedes all previous certificates filed for this Association as follows:

1. **Name of the Subdivisions**. The subdivision is known generally as Mobberly Farms Homeowners Association, Inc., and the plat(s) for said subdivision are denominated as follows: Mobberly Farms Phase 1. City of Pilot Point, Denton County, Texas.

2. **Name and Mailing Address of the Association**. The name of the Association is Mobberly Farms Homeowners Association, Inc., The mailing address for the Association is 4570 Westgrove Dr., Suite 230, Addison, TX 75001.

3. **Recording Data for the Subdivision**. The recording data for each plat in the subdivision is described as follows: Filed for Registration 05/04/2022, Instrument No. 20220504000065 in Denton County, Texas.

4. **Recording Data for the Declaration**. The Declaration is recorded as Instrument No. 20211202000817 in the Official Public Records of Denton County, Texas, as 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., 4570 Westgrove Dr., Suite 230, Addison, TX 75001; telephone 972-428-2030; facsimile 469-342-8205; and email exadmin@essexhoa.com.

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

7. **Fees Due Upon Property Transfer**. The fees to be charged relating to a property transfer are: (i) a minimum of $375 for a resale disclosure; (ii) The minimum fee to be charged for transfer is $250; (iii) The minimum resale fees to be charged for a resale certificate update; is $75; (iv) The minimum fees to be charged for a rush fee is $100; (v) The minimum fee to be charged for a Lender Questionnaire – Standard is $225; (vi) The minimum fees to be charged for a Lender Questionnaire – General is $325; (vii) The minimum fee to be charged for a Lender Questionnaire – Custom is $375; (viii) The minimum fee to be charged for an Estoppel is $500; (ix) The minimum fee for Lot, Dwelling and other resale related inspections is $150; and ((x) a minimum fee of $450 transfer fee following a trustee sale or foreclosure. Other resale and transfer related fees not listed as may be applicable may apply.

8. **Resale Certificates**. Resale Certificates may be requested by submitting an online request at www.essexhoa.com or from the Association's website, or by contacting resalecert@essexhoa.com.

[SIGNATURE PAGE FOLLOWS THIS PAGE]

IN WITNESS WHEREOF, the undersigned has caused this amended 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:

MOBBERLY FARMS 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 1ST day of March, 2026, by Ronald J. Corcoran, President of Essex Association Management L.P., the Managing Agent for Mobberly Farms Homeowners Association, Inc., a Texas non-profit corporation.

_____
Notary Public, State of Texas

KYLEIGH LOW
Notary Public, State of Texas
Comm. Expires 01-02-2030
Notary ID 135542209