

**Denton County
Juli Luke
County Clerk**

Instrument Number: 165439

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: September 09, 2021 02:21 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$42.00

******* 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: 165439
Receipt Number: 20210909000615
Recorded Date/Time: September 09, 2021 02:21 PM
User: Joy R
Station: Station 19

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

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
ESSEX PARK RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Essex Park Residential Community, Inc. and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain Management Certificate of Essex Park Residential Community, Inc., recorded as Document No. 2019-96564, in the Official Public Records of Denton County, Texas.

1. The name of the subdivision: Essex Park.
2. The name of the association: Essex Park Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: Lots 1 through 24, Block A; Lots 1 through 41, Block B; and Lots 1 through 19, Block C, Essex Park, a subdivision in Denton County, Texas, according to the map or plat thereof recorded in Document No. 2019-328 in the Official Plat Records of Denton County, Texas.
4. The recording data for the declaration with any amendments and/or supplements to the declaration: The recording data for the declaration and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the association Essex Park Residential Community, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Ave, Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, and email address of the person managing the association:

 Name: Neighborhood Management, Inc.
 Attn.: Beverly Coghlan
 Mailing Address: 1024 S. Greenville Ave, Suite 230, Allen, Texas 75002
 Telephone Number: 972-359-1548
 Email Address: managementcertificate@nmitx.com
7. Website to access the association's dedicatory instruments:
 <https://neighborhoodmanagement.com>
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Working Capital Assessment - \$250.00.

Transfer Fee - \$250.00

Resale Certificate Fee - \$350.00 + \$25.00 Homewise Fee

Refinance Fee - \$150.00

Rush Fee - \$75.00

Resale Certificate Fee Update – Free up to 14 days. Updates from 14 to 180 days - \$100.00 plus \$5.00 Homewise Fee

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

[SIGNATURE PAGE FOLLOWS]

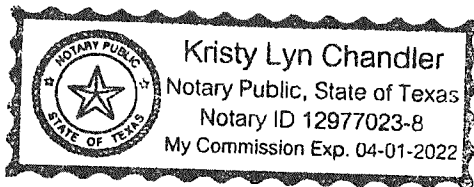
ESSEX PARK RESIDENTIAL COMMUNITY, INC., a Texas
nonprofit corporation

By: 38
Name: Bobby Samuel
Title: Vice President

STATE OF TEXAS §
COUNTY OF Collin §

This instrument was acknowledged before me this 25 day of August 2021 by
Bobby Samuel, the Vice President of Essex Park Residential Community, Inc., a Texas nonprofit
corporation, on behalf of said nonprofit corporation.

[SEAL]



Kristy Lyn Chandler
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
rburton@winstead.com

ATTACHMENT 1

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Essex Park, recorded as Document No. 2019-95472, Official Public Records of Denton County, Texas.
2. First Amendment to Declaration of Covenants, Conditions and Restrictions for Essex Park, recorded as Document No. 2019-105061, Official Public Records of Denton County, Texas.
3. Essex Park Adoption of Working Capital Assessment, recorded as Document No. 2019-96562, Official Public Records of Denton County, Texas.
4. Essex Park Community Manual, recorded as Document No. 2019-96563, Official Public Records of Denton County, Texas.
5. Essex Park First Supplement to Community Manual, recorded as Document No. 2021-159342, Official Public Records of Denton County, Texas.

ATTACHMENT 1

ESSEX PARK RESIDENTIAL COMMUNITY, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE