STATE OF TEXAS §
§
COUNTY OF DALLAS §

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE FOR 5th AT STATE TOWNHOME OWNERS ASSOCIATION, INC.

This MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of 5th AT STATE 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 5th at State Townhome Owners Association, Inc. (the "*Declaration*"), was filed on September 16, 2016, and is recorded as Instrument No. 201600257885 in the Official Public Records of Dallas 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 5th at State Townhome Owners Association, Inc., and the plats for said subdivision are denominated as follows: State-Worthington Townhomes Addition, Lots 6A-6E & 7A-7D, Block k/574.

2. **Name and Mailing Address of the Association**. The name of the Association is 5th at State 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 instrument No. 201400023254 in the Official Public Records of Dallas County, Texas.

4. **Recording Data for the Declaration**. The Declaration is recorded as Instrument No. 201600257885 in the Official Public Records of Dallas County, Texas, as amended by instruments recorded as instrument No. 201600307180 in the Official Public Records of Dallas 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:

5th AT STATE TOWNHOME OWNERS ASSOCIATION, INC

a Texas non-profit corporation

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

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This instrument was acknowledged before me on the 17 day of August, 2021, by Ronald J. Corcoran, President of Essex Association Management L.P., the Managing Agent for 5th at State Townhome Owners Association, Inc., a Texas non-profit corporation.

ALYNN STAPP
Notary Public, State of Texas
Comm. Expires 01-16-2024
Notary ID 132317857

_____
Notary Public, State of Texas

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202100247642

eRecording - Real Property

Recorded On: August 19, 2021 10:43 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: $34.00

********** **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:	202100247642
Receipt Number:	20210819000446
Recorded Date/Time:	August 19, 2021 10:43 AM
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Station:	CC18

Record and Return To:

Simplifile

STATE OF TEXAS
COUNTY OF DALLAS

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 Dallas County, Texas.**

John F. Warren
Dallas County Clerk
Dallas County, TX