

**MANAGEMENT CERTIFICATE
OF
EAGLE'S NEST HOMEOWNER'S ROAD MAINTENANCE ASSOCIATION, INC.**

The undersigned, being an officer of Eagle's Nest Homeowner's Road Maintenance Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Eagle's Nest
2. The name of the association: Eagle's Nest Homeowner's Road Maintenance Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Sabine County, Texas, as more particularly described on Exhibit "A" to the Eagle's Nest Homeowner's Road Maintenance Association, Inc., recorded under Document No. 00074709, Official Public Records of Sabine County, Texas, as the same may be amended from time to time (the "**Covenant**").
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Management Certificate.
5. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Essex Association Management L.P.
Mailing Address:	1512 Crescent Dr., Suite 112, Carrollton, TX 75006
Attn.:	Ronald J. Corcoran
Telephone Number:	972-428-2030
Email Address:	Ron@essexhoa.com.

7. Website to access the Association's dedicatory instruments: www.essexhoa.com.
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts: Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts: 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 \$200; (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 – 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.

The Association fees cover all costs that the Association incurs related to a property transfer in the Subdivision.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 25th day of March, 2024.

**EAGLE'S NEST HOMEOWNER'S ROAD MAINTENANCE
ASSOCIATION, INC.,** a Texas nonprofit corporation

By: _____

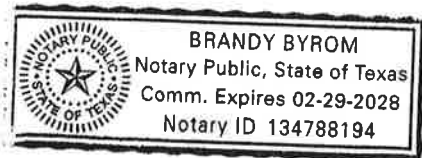
Name: Ronald J Corcoran, President
Essex Association Management L.P.
It's Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on 25th day of March, 2024, by Roanld J Corcoran, President of Essex Association Management L.P., the Managing Agent of Eagle's Nest Homeowner's Road Maintenance Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]

Notary Public Signature



ATTACHMENT 1

1. Eagle's Nest Homeowner's Road Maintenance Association Master Covenant recorded under Document No. 00074709, Official Public Records of San Augustine County, Texas.
2. Eagle's Nest Homeowner's Road Maintenance Association Supplement to the Master Covenant recorded under Document No. 00079438, Official Public Records of San Augustine County, Texas.
3. Eagle's Nest Homeowner's Road Maintenance Association Working Capital, Resale and Transfer Fees recorded under Document No. 00074897, Official Public Records of San Augustine County, Texas
4. Eagle's Nest Homeowner's Road Maintenance Association Annexation of Hidden Valley Neighborhood to be recorded in the Official Public Records of Sabine County, Texas.

Jamie Clark

COUNTY CLERK



280 Main Street Suite 100
Hemphill, Texas 75948

PHONE 409-787-3786
FAX 409-787-3795

DO NOT DESTROY

WARNING-THIS IS PART OF THE OFFICIAL RECORD

INSTRUMENT NO. 24000601

FILED FOR RECORD ON: MARCH 28, 2024 01:58PM 3PGS \$33.00

SUBMITTER: EAGLES NEST

RETURN TO:

EAGLES NEST
COUNTER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED
AND TIME STAMPED HEREON BY ME AND WAS DULY
RECORDED IN THE VOLUME AND PAGE BY THE NAMED
RECORDS OF SABINE COUNTY TEXAS AS STAMPED HEREON
BY ME.

Jamie Clark

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW