  
MARY LOUISE NICHOLSON  
COUNTY CLERK

STATE OF TEXAS           §  
                                          §  
COUNTY OF TARRANT   §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE FOR  
FOUNDER'S PARC COMMERCIAL  
PROPERTY OWNERS' ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf FOUNDER'S PARC COMMERCIAL PROPERTY 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 Founder's Parc Commercial Property Owners' Association, Inc. (the "*Declaration*"), was filed on May 1, 2018, as Document No. D218092194, in the Official Public Records of Tarrant County, Texas, which Declaration may be supplemented or amended, and 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 Founder's Parc Commercial Property Owners' Association, Inc., and the plat(s) for said subdivision are denominated as follows: Eules Founders Parc Addition, City of Eules, Tarrant County, Texas.

2.     **Name and Mailing Address of the Association.** The name of the Association is Founder's Parc Commercial Property 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 follows: Eules Founders Parc Addition, Block T, Lots A & 1-2; Block U, Lot A; Block V, Lot A, and Block W, Lot A Recorded in the Official Public Records of County Clerk, Tarrant County, Texas as Instrument No. D218135216 of Tarrant County, Texas.

4. **Recording Data for the Declaration**. The Declaration was recorded on May 1, 2018, in the Official Public Records of Tarrant County, Texas, as Document No. D218092194, and as may be further 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., 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 maximum resale disclosure/estoppel fee; (ii) \$75 for maximum resale certificate/estoppel update; (iii) \$250 maximum rush fee; (iv) \$225 for Lender Questionnaire – Standard; (v) \$275 for Lender Questionnaire – Custom; (vi) \$2500 maximum Working Capital/Reserve Fee; and (vii) \$450 maximum transfer fee for each resale processed and/or or following a trustee sale or foreclosure.

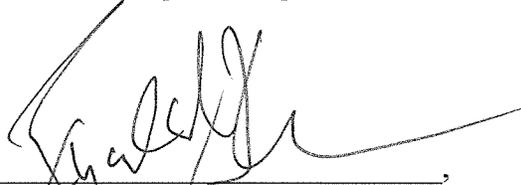
8. **Resale Certificates**. Resale Certificates may be requested by submitting an online request at [www.essexhoa.com](http://www.essexhoa.com), from the Association’s website, or by contacting [abby@essexhoa.com](mailto:abby@essexhoa.com).

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:**

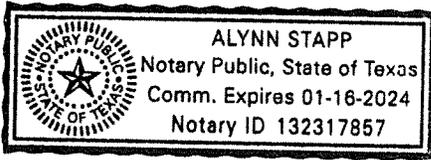
**FOUNDER’S PARC COMMERCIAL  
PROPERTY OWNERS’  
ASSOCIATION, INC**

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 28 day of August, 2021, by Ronald J. Corcoran, President of Essex Association Management L.P., the Managing Agent for Founder’s Parc Commercial Property Owners’ Association, Inc., a Texas non-profit corporation.



Alynn Stapp  
Notary Public, State of Texas