

Kaufman County  
Laura Hughes  
County Clerk

Instrument Number: 2022-0013931

Billable Pages: 3  
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FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<b>On:</b> 04/08/2022 at 10:15 AM <b>Document Number:</b> <u>2022-0013931</u> <b>Receipt No:</b> <u>22-11090</u> <b>Amount:</b> \$ <u>34.00</u> <b>Vol/Pg:</b> <u>V:7570 P:338</u>	E-RECORDING



STATE OF TEXAS  
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me  
and was duly recorded in the Official Public Records of Kaufman County, Texas.

*Laura A. Hughes*

Laura Hughes, County Clerk

Recorded By: Ashley Kirby, Deputy

**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.**

**Record and Return To:**

SILVER STAR TITLE, LLC DBA SENDERA TITLE  
1409 SUMMIT AVENUE  
FORT WORTH, TX 76102



STATE OF TEXAS           §  
                                     §  
COUNTY OF KAUFMAN   §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE FOR  
TRAVIS RANCH PROPERTY OWNERS ASSOCIATION, INC.**

This Management Certificate supersedes any previously recorded Management Certificates

This MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of TRAVIS RANCH 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 Travis Ranch Property Owners Association Inc., (the "*Declaration*"), was filed on January 4, 2005, and is recorded as Instrument No. 000028654 in the Official Public Records of Kaufman 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 Travis Ranch Property Owners Association Inc., and the plats for said subdivision are denominated as follows: Travis Ranch Phase 2A, Travis Ranch Boulevard right of way dedication installment I, Travis Ranch Phase 3A, Travis Ranch Phase 2 B, Travis Ranch Model Park, Travis Ranch Phase 3B, Travis Ranch Boulevard Stage 2, Travis Ranch Phase 3D2, Travis Ranch Phase 2C, Travis Ranch Phase 3E Travis Ranch Phase 2D, Travis Ranch Phase 2G, Travis Ranch Phase 1H. The subdivision is known generally as Travis Ranch Property Owners Association Inc., and the plats for said subdivision are denominated as follows: Travis Ranch Marina Homeowners' Association Inc., and the plats for said subdivision are denominated as follows: Travis Ranch Marina Lots 1-77 Block A, Travis Ranch Marina Lots No.2, Travis Rach Marina Lots 3.

2.     **Name and Mailing Address of the Association.** The name of the Association is Travis Ranch Homeowners' 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: Filed of Record in the Official Records of Kaufman County on February 11, 2005 as Document No. 00002114 in Kaufman County, Texas. Filed of Record in

the Official Records of Kaufman County on February 11, 2005, as Document No. 00002116 in Kaufman County, Texas. Filed of Record in the Official Records of Kaufman County on February 11, 2005, as Document No. 00002115 in Kaufman County, Filed of Record in the Official Records of Kaufman County on October 2, 2006, as Document No. 00023312 in Kaufman County, Texas. Filed of Record in the Official Records of Kaufman County on October 2, 2006 as Document No. 00023311 in Kaufman County, Filed of Record in the Official Records of Kaufman County on June 15, 2008, as Document No. 2018-0014534 in Kaufman County, Texas. Filed of Record in the Official Records of Kaufman County on November 12, 2008, as Document No. 00021526 in Kaufman County, Texas. Filed of Record in the Official Records of Kaufman County on May 1, 2017 as Document No. 2017-0009358 in Kaufman County, Texas. Filed of Record in the Official Records of Kaufman County on May 8, 2018, as Document No. 2018-0010992 in Kaufman County, Texas. Filed of Record in the Official Records of Kaufman County on March 8, 2019, as Document No. 2019-0005111 in Kaufman County, Filed of Record in the Official Records of Kaufman County on April 5, 2019, as Document No. 2019-0007411 in Kaufman County, Texas. Filed of Record in the Official Records of Kaufman County on June 26, 2019 as Document No. 2019-0001652 in Kaufman County, Texas. Filed of Record in the Official Records of Kaufman County on August 28, 2020, as Document No. 2020-0025717 in Kaufman County, Texas. Travis Ranch Marina plat filed of Record in the Official Records of Kaufman County on July 24<sup>th</sup> 2018 as Document No. 2018-0017995 in Kaufman County.

4. **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. 000028654 in the Official Public Records of Kaufman County, Texas, as amended by instruments recorded as instrument No.00012389, 00023324, 00005128, 00010109, 2019-0009310, 2020-00006823, in the Official Public Records of Kaufman 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.travisranchhoa.com](http://www.travisranchhoa.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:**

**TRAVIS RANCH HOMEOWNERS'  
ASSOCIATION, INC.**

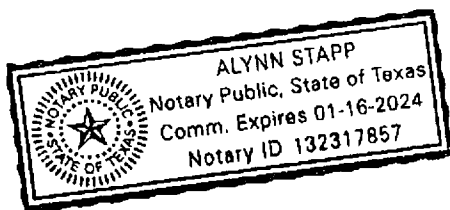
a Texas non-profit corporation

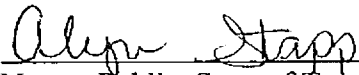
By:

  
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 29 day of March, 2022, by Ronald J. Corcoran, President of Essex Association Management L.P., the Managing Agent for the Managing Agent for Travis Ranch Property Owners Association Inc, a Texas non-profit corporation.



  
Notary Public, State of Texas