

Denton County
Juli Luke
County Clerk

Instrument Number: 35214

ERecordings-RP

MISCELLANEOUS

Recorded On: March 31, 2026 09:16 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

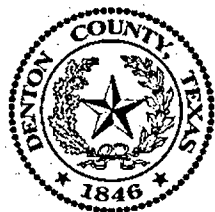
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 35214
Receipt Number: 20260330000897
Recorded Date/Time: March 31, 2026 09:16 AM
User: Debra B
Station: Station 40

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

STATE OF TEXAS §
 §
COUNTY OF DENTON §

**PROPERTY OWNERS’ ASSOCIATION
AMENDED MANAGEMENT CERTIFICATE FOR
PARKMONT PLACE HOMEOWNERS’ ASSOCIATION, INC.**

This AMENDED MANAGEMENT CERTIFICATE (this “*Certificate*”) is made on behalf of PARKMONT PLACE 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 Parkmont Place Townhome Owners’ Association Inc, (the “*Declaration*”), was filed on June 21,2017, and is recorded as Instrument No. 2017062210000357 in the Official Public Records of Denton County, Texas, which Declaration, as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Amended 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 Parkmont Place Townhome Owners’ Association Inc and the plats for said subdivision are denominated as follows: Parkmont Place.

2. **Name and Mailing Address of the Association.** The name of the Association is Parkmont Place Townhome Owners’ Association, Inc. The mailing address for the Association is 4570 Westgrove Dr., Suite 230, Addison, TX 75001.

3. **Recording Data for the Subdivision.** The recording data for each plat in the subdivision is described as instrument No. 20160815000083 in the Official Public Records of Denton County, Texas as may be further platted or replatted from time to time.

4. **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. 201706221000357 in the Official Public Records of Denton County, Texas as may be further amended or supplemented 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., 4570 Westgrove Dr.,

Suite 230, Addison, TX 75001; telephone 972-428-2030; facsimile 469-342-8205; and email Exadmin@essexhoa.com.

6. **Website.** The Association's website may be found at www.parkmontplacetowhomescom.

7. **Fees Due Upon Property Transfer.** The minimum fees to be charged relating to a property transfer are: (i) \$375 as resale disclosure fee; (ii) The minimum fee to be charged for transfer is \$450; (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 \$200; (v) The minimum fees to be charged for a Lender Questionnaire – Standard is \$325; (vi) The minimum fees to be charged for a Lender Questionnaire – Custom or Estoppel is \$500; (vii) a minimum fee for resale inspection of a Lot, Dwelling, or Commercial Building is \$150 and \$100 for any subsequent reinspection required or requested; and (viii) a minimum fee of \$450 transfer fee following a trustee sale or foreclosure.

8. **Resale Certificates.** Resale Certificates may be requested by contacting resalecert@essexhoa.com

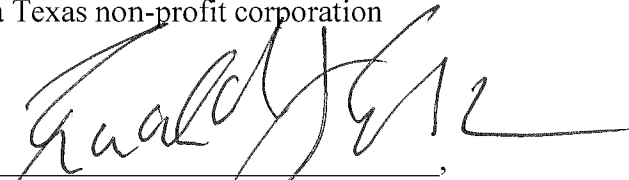
IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code, and serves to replace all Management Certificates previously filed by the Association.

ASSOCIATION:

PARKMONT PLACE TOWNHOMES OWNERS' ASSOCIATION, INC.

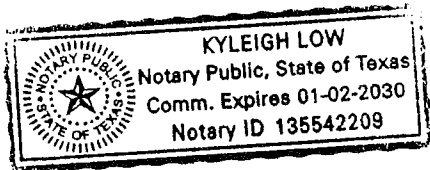
a Texas non-profit corporation

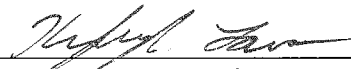
By:


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 1st day of March 2026, by Ronald J. Corcoran, President of Essex Association Management L.P., the Managing Agent for and on behalf of Parkmont Place Homeowners' Association, Inc., a Texas non-profit corporation.




Notary Public, State of Texas