

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 17725

ERecordings-RP

CERTIFICATE

Recorded On: February 27, 2023 09:09 AM

Number of Pages: 3

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" Examined and Charged as Follows: "

Total Recording: \$34.00

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\*\*\*\*\* 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: 17725  
Receipt Number: 20230224000680  
Recorded Date/Time: February 27, 2023 09:09 AM  
User: Linda N  
Station: Station 44

**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  
MANAGEMENT CERTIFICATE FOR  
CELINA EDGEWOOD HOMEOWNERS' ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this “*Certificate*”) is made on behalf of CELINA EDGEWOOD HOMEOWNERS’ 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 Celina Edgewood Homeowners’ Association, Inc. (the “*Declaration*”), was filed on December 29, 2022 and is recorded as Instrument No. 20221229000403 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 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 Celina Edgewood and the plats for said subdivision are denominated as follows: Edgewood Creek Phase 1.
  
2.     **Name and Mailing Address of the Association.** The name of the Association is Celina Edgewood 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 to be Filed of Record in the Official Records of Denton County.
  
4.     **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. 20221229000403 in the Official Public Records of Denton 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](http://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 [resalecert@essexhoa.com](mailto: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:**  
**CELINA EDGEWOOD HOMEOWNERS'**  
**ASSOCIATION, INC.**

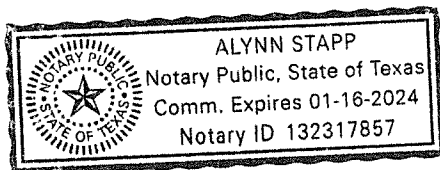
a Texas non-profit corporation

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 11 day of January, 2023, by Ronald J. Corcoran, President of Essex Association Management L.P., the Managing Agent for the Managing Agent for Celina Edgewood Homeowners' Association, Inc., a Texas non-profit corporation.



Alynn Stapp  
Notary Public, State of Texas