


MARY LOUISE NICHOLSON
COUNTY CLERK

**MANAGEMENT CERTIFICATE
OF
WATERCOLOR RESIDENTIAL COMMUNITY HOMEOWNERS' ASSOCIATION, INC.**

The undersigned, being an officer of Watercolor Residential Community Homeowners' 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: Watercolor Residential Community Homeowners' Association, Inc.
2. The name of the association: Watercolor Residential Community Homeowners' Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Tarrant County, Texas, as more particularly described on Exhibit "A" to the Watercolor Residential Community Homeowners' Association, Inc., recorded under Document No. D225061905 Official Public Records of Tarrant 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:

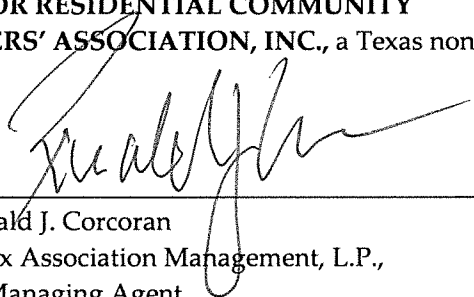
Name:	Essex Association Management L.P.
Mailing Address:	1512 Crescent Dr., Suite 112, Carrollton, TX 75006
Attn.:	Ronald J. Corcoran
Telephone Number:	972-428-2030
Email Address:	Ron@essexhoa.com.

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 \$250; (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 \$350.00; (vi) The minimum fees to be charged for a Lender Questionnaire – Custom is \$450.00; (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.

This Certificate is effective as of the 27th day of August 2025.

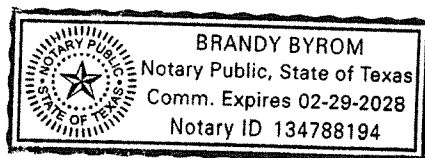
**WATERCOLOR RESIDENTIAL COMMUNITY
HOMEOWNERS' ASSOCIATION, INC.,** a Texas nonprofit
corporation

By: 
Name: Ronald J. Corcoran
Title: Essex Association Management, L.P.,
Its Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on 27th day of August 2025, by Ronald J. Corcoran, the President of Essex Association Management, L.P., the Managing Agent for Watercolor Residential Community Homeowners' Association, Inc., a Texas nonprofit corporation.

[SEAL]




Notary Public, State of Texas

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Watercolor Residential Community recorded on April 9th, 2025, under Document No. D225061905, Official Public Records of Tarrant County, Texas.
2. Declaration of Covenants, Conditions and Restrictions for Watercolor Residential Community recorded on April 25th, 2025, under Document No. D225072760, Official Public Records of Tarrant County, Texas.