

LETTER OF SELF-MANAGEMENT

Date: March 5, 2025

This is to certify that the *Eagles Nest Property Owners Association* (ENPOA) is a self-managed association. The association currently does not employ the services of a professional manager or management company.

Eagles Nest Property Owners Association was established in 1984. As of writing, it is home to 9 houses/units and has a population of approximately 230 residents. Out of those residents, 100% are from resident-owned households, and 0% are renters.

Eagles Nest Property Owners Association (the "Association") is the property owners association with respect to Eagles Nest Estates, a subdivision of Ellis County, Texas according to the plat thereof recorded in Cabinet B, Slide 73 of the Map Records of Ellis County, Texas ("Eagles Nest Estates"); *Eagles Nest Property Owners Association* has a stable financial standing. Monthly dues are \$30. Amount in liquid cash totals \$92,000, and its insurance policies are all up-to-date. The association currently has a delinquency rate of 1%, which equates to 1 delinquent accounts. The HOA Board continues to take necessary steps to collect on those delinquencies. The Association charges \$325 for providing Resale Certificates. Direct inquires for Resale Certificates via email to the ENPOA Treasurer at enpoa.treasurer@gmail.com.

The Registered Agent for Eagles Nest Property Owners Association is CT Corporation and the mailing address is 1999 Bryan St. Suite 900 Dallas TX 75201

If you wish to obtain a copy of the association's most recent financial statements, reserve study, budgets, etc., please contact the HOA Board at 2510 Falcon Way, Midlothian TX 76065. Or Via the ENPOA Website at www.eaglesnestpoa.com for a listing of phone numbers and email for the current board members.