

**MANAGEMENT CERTIFICATE
OF
LONE INDIAN RANCH PROPERTY OWNERS' ASSOCIATION, INC.**

The undersigned, being an officer of Lone Indian Ranch Property Owners' 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: Lone Indian Ranch Property Owners' Association, Inc.
2. The name of the association: Lone Indian Ranch Property Owners' Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Jack County, Texas, as more particularly described on Exhibit "A" to the Lone Indian Ranch Property Owners' Association, Inc., recorded under Document No. 20250000001, Official Public Records of Jack 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.loneindianranchhoa.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 26th day of August 2025.

**LONE INDIAN RANCH PROPERTY OWNERS'
ASSOCIATION, INC.** a Texas nonprofit corporation

By: _____

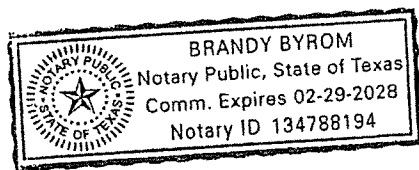
Name: Ronald J. Corcoran

Title: Essex Association Management, L.P.,
Its Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on 26th day of August 2025, by Ronald J. Corcoran, the President of Essex Association Management, L.P., the Managing Agent for Lone Indian Ranch Property Owners' Association, Inc., Texas nonprofit corporation.

[SEAL]



Notary Public, State of Texas

ATTACHMENT 1

1. Declaration of Covenants, Conditions, and Restrictions for Lone Indian Ranch Property Owners' Association, Inc., recorded on October 1st, 2024, under Document No. 20250000001, Official Public Records of Jack County, Texas.
2. Amendment and Restatement of Declaration of Covenants, Conditions, and Restrictions for Lone Indian Ranch Property Owners' Association, Inc., recorded on April 4th, 2025, under Document No.20250001418, Official Public Records of Jack County, Texas.

FILED FOR RECORD
VANESSA JAMES - COUNTY CLERK
JACK COUNTY, TEXAS

INST NO:20250002508

FILED ON: September 5, 2025 AT 10:55 AM
THE INSTRUMENT CONTAINED 4 PAGES AT FILING

THE STATE OF TEXAS
COUNTY OF JACK



I, Vanessa James, Clerk County Court in and for said county hereby do certify that the foregoing instrument was filed for record in my office on the 05 day of September 2025 at 10:55 AM and duly recorded on that date, in the Official Public Records of said county.

Instrument # 20250002508, 4 Pages

A handwritten signature in black ink, appearing to read "Vanessa James". The signature is fluid and cursive, with a large initial "V" and a long horizontal stroke extending to the right.

Vanessa James, County Clerk