

**MANAGEMENT CERTIFICATE  
OF  
5<sup>TH</sup> AT STATE TOWNHOME OWNERS ASSOCIATION, INC.**

The undersigned, being an officer of 5<sup>th</sup> at State Townhome 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: 5<sup>th</sup> at State Townhome Owners Association, Inc.
2. The name of the association: 5<sup>th</sup> at State Townhome Owners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Dallas County, Texas, as more particularly described on Exhibit "A" to the 5<sup>th</sup> at State Townhome Owners Association, Inc., recorded under Document No. 201600257885, Official Public Records of Dallas 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](http://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 21<sup>st</sup> day of August, 2024.

[HOA NAME], a Texas nonprofit corporation

By:

Name: Ronald J. Corcoran

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

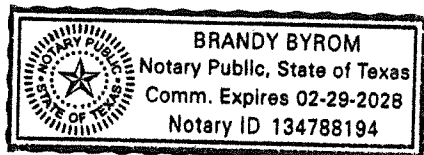
THE STATE OF TEXAS §

§

COUNTY OF DALLAS §

This instrument was acknowledged before me on 21<sup>st</sup> day of August, 2024, by Ronald J Corcoran, the President of Essex Association Management, L.P., the Managing Agent for 5<sup>th</sup> at State Townhome Owners Association, Inc., a Texas nonprofit corporation.

[SEAL]




  
Notary Public, State of Texas

EXHIBIT "A"

DESCRIPTION OF PROPERTY

[TO BE ATTACHED]

**ATTACHMENT 1**

1. Declaration of Covenants, Conditions and Restrictions for 5<sup>th</sup> at State Townhome Owners Association, Inc., recorded under Document No. 201600257885, Official Public Records of Dallas County, Texas.
2. First Amendment to Declaration of Covenants, Conditions and Restrictions for 5<sup>th</sup> at State Townhome Owners Association, Inc., recorded under Document No. 201600307180, Official Public Records of Dallas County, Texas.

**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202400174277

eRecording - Real Property

Recorded On: August 28, 2024 04:04 PM

Number of Pages: 5

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**" Examined and Charged as Follows: "**

Total Recording: \$37.00

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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: 202400174277  
Receipt Number: 20240828000592  
Recorded Date/Time: August 28, 2024 04:04 PM  
User: Marija H  
Station: Cc138

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF DALLAS**

**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 Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX