

**Grayson County
Deana Patterson
County Clerk
Sherman, TX 75090**

Instrument Number: 2025 - 30929

ERecordings-RP

Recorded On: November 26, 2025 11:57 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$23.00

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Station: CCLERK007

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Simplifile
100 W. Houston Ste. 17

Sherman TX 75090



**STATE OF TEXAS
COUNTY OF GRAYSON**

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 Grayson County, Texas.

Deana Patterson
County Clerk
Grayson County, TX

**MANAGEMENT CERTIFICATE
OF
HERITAGE CROSSING HOMEOWNERS' ASSOCIATION, INC.**

The undersigned, being an officer of Heritage Crossing 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: Heritage Crossing Homeowners' Association, Inc.
2. The name of the association: Heritage Crossing Homeowners' Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Grayson County, Texas, as more particularly described on Exhibit "A" to the Heritage Crossing Homeowners Association, Inc. recorded under Document No. 2022-31419, Official Public Records of Grayson 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:	4570 Westgrove Dr Ste 230, Addison, Texas 75001
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 1st day of November 2025.

HERITAGE CROSSING HOMEOWNERS' ASSOCIATION, INC., a Texas nonprofit corporation

By:

Name: Ronald J. Corcoran

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

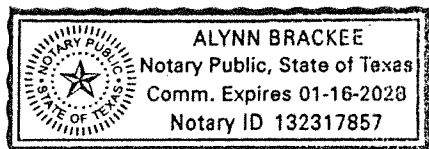
THE STATE OF TEXAS §

§

COUNTY OF DALLAS §

This instrument was acknowledged before me on the 1st day of November 2025, by Ronald J. Corcoran, the President of Essex Association Management, L.P., the Managing Agent for Heritage Crossing Homeowners' Association, Inc., a Texas nonprofit corporation.

[SEAL]



Alynn Brackee

Notary Public, State of Texas

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Heritage Crossing Addition – Phase I recorded on September 19th, 2022, under Document No. 2022-31419, Official Public Records of Grayson County, Texas.
2. Declaration of Covenants, Conditions and Restrictions for Heritage Crossing Addition – Phase II recorded on March 22nd, 2024, under Document No. 2024-7692, Official Public Records of Grayson County, Texas.