


MARY LOUISE NICHOLSON
COUNTY CLERK

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

The undersigned, being an officer of Richland 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: Richland Crossing
2. The name of the association: Richland Crossing 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 Richland Crossing Homeowners' Association, Inc., recorded under Document No. D223150948, 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 \$200; (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 \$225; (vi) The minimum fees to be charged for a Lender Questionnaire – Custom is \$275; (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.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 23rd day of August, 2023.

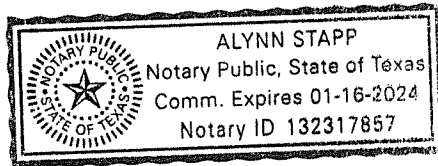
Richland Crossing Homeowners' Association, Inc., a Texas
nonprofit corporation

By: Connie Kindle
Name: Connie Kindle
Title: Authorized Signor, Essex Association Management,
On behalf of Richland Crossing Homeowners' Association, Inc.,

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on 23 day of August, 2023, by Connie Kindle, the Authorized Signor, Essex Association Management, On behalf of Richland Crossing Homeowners' Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



Alynn Stapp
Notary Public Signature

EXHIBIT "A"

DESCRIPTION OF PROPERTY

[TO BE ATTACHED]

APPENDIX "A"
TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
RICHLAND CROSSING

REAL PROPERTY LEGAL DESCRIPTION

The Property

BEING all of Lots 6 and 7, and the east 170.00 feet of Lot 8 of Block L of RICHLAND HILLS, an addition to the City of Richland Hills, Tarrant County, Texas, according to the plat recorded in Volume 388-C at Page 168 of the Plat Records of Tarrant County, Texas. And being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set for corner at the intersection of the north right-of-way line of Baker Boulevard (State Highway 183) (having a 160-foot-wide right-of-way) with the west right-of-way line of Popplewell Street (having a 50-foot-wide right-of-way); the same point being the southwest corner of the above mentioned Lot 6;

THENCE West along the said north right-of-way line of Baker Boulevard (State Highway No. 183) and along the south line of Lots 6, 7, and 8 for a distance of 641.50 feet to a 5/8" iron rod found for corner;

THENCE North 00 degrees 05 minutes 00 seconds East departing the said north right-of-way line of Baker Boulevard (State Highway No. 183) for a distance of 337.50 feet to a capped Iron rod found for corner in the north line of the above mentioned Lot 8;

THENCE East along the north line of Lots 8, 7, and 6 for a distance of 641.50 feet to a capped iron rod found for corner in the west right-of-way line of Popplewell Street, the same point being the northeast corner of Lot 6;

THENCE South 00 degrees 05 minutes 00 seconds West along the said west right-of-way line of Popplewell Street and along the east line of Lot 6 for a distance of 337.50 feet to the POINT OF BEGINNING;

CONTAINING 4.9703 acres of land, more or less.