

STATE OF TEXAS           §  
                                     §  
COUNTY OF COOKE       §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE FOR  
EAGLES PERCH HOMEOWNERS ASSOCIATION, INC.**

This Management Certificate Supersedes any previously recorded Management Certificate

This MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of EAGLES PERCH HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*")

W I T N E S S E T H:

**WHEREAS**, that certain Declaration of Covenants, Conditions and Restrictions for Eagles Perch Homeowners Association, Inc. (the "*Declaration*"), was filed on February 24, 2020, and is recorded as Instrument No. 00001411 in the Official Public Records of Cooke County, Texas, which Declaration, as supplemented or amended, is incorporated herein for all purposes.

**WHEREAS**, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

**NOW, THEREFORE**, the undersigned hereby certifies as follows on behalf of the Association:

1.     **Name of the Subdivisions.** The subdivision is known generally as Eagle Perch Homeowners Association, Inc., and the plat(s) for said subdivision are denominated as follows: Eagles Perch, City of Gainesville, Cooke County, Texas.

2.     **Name and Mailing Address of the Association.** The name of the Association is Eagles Perch Homeowners Association, Inc., The mailing address for the Association is 1512 Crescent Dr., Suite 112, Carrollton, TX 75006.

3.     **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. 00001411 in the Official Public Records of Cooke County, Texas, as supplemented or amended, from time to time.

4.     **Name of and Contact Information for the Managing Agent of the Association.** The Association's managing agent is Essex Association Management L.P., 1512 Crescent Dr., Suite 112, Carrollton, TX 75006.; telephone 972-428-2030; facsimile 469-342-8205; and email ron@essexhoa.com.

5. **Website.** The Association’s website may be found at [www.essexhoa.com](http://www.essexhoa.com).

6. **Fees Due Upon Property Transfer.** The maximum Fees to be charged relating to a property transfer are: (i) \$375 as maximum resale disclosure/estoppel fee; (ii) \$75 for maximum resale certificate/estoppel update; (iii) \$250 maximum rush fee; (iv) \$225 for Lender Questionnaire Standard; (v) \$275 for Lender Questionnaire – Custom; (vi) \$2500 maximum Working Capital/Reserve Fee; and (vii) \$450 maximum transfer fee for each resale processed and/or or following a trustee sale or foreclosure.

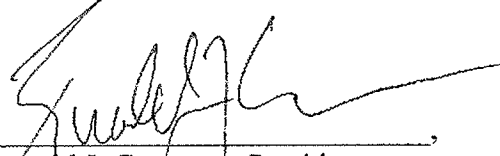
7. **Resale Certificates.** Resale Certificates may be requested by submitting an online request at [www.essexhoa.com](http://www.essexhoa.com), from the Association’s website, or by contacting [abby@essexhoa.com](mailto:abby@essexhoa.com).

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code, and serves to replace all Management Certificates previously filed by the Association.

**ASSOCIATION:**

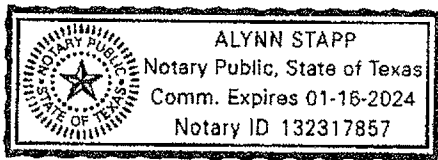
**EAGLES PERCH HOMEOWNERS ASSOCIATION, INC**


a Texas non-profit corporation

By:   
Ronald J. Corcoran, President,  
Essex Association Management L.P., its  
Managing Agent.

STATE OF TEXAS           §  
                                          §  
COUNTY OF DALLAS    §

This instrument was acknowledged before me on the 10 day of March, 2022, by Ronald J. Corcoran, President of Essex Association Management L.P., the Managing Agent for Eagles Perch Homeowners Association, Inc., a Texas non-profit corporation.



  
Notary Public, State of Texas

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**Electronically Filed Document**

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**Cooke County, Texas  
Hon. Pam Harrison  
County Clerk**

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**Parties:**

**Direct- EAGLES PERCH HOMEOWNERS A  
Indirect- PUBLIC THE**

**Receipt Number: 144756  
Processed By: Michelle Zimmerer**

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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.

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**I hereby certify that this instrument was filed on the date and time stamped  
hereon by me and was duly recorded in the volume and page of the named  
records of Cooke County as stamped hereon by me.**

**Hon. Pam Harrison  
County Clerk, Cooke County, Texas**