

**MANAGEMENT CERTIFICATE  
OF  
ROLLING CREEK RANCH HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an officer of Rolling Creek Ranch 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 association: Rolling Creek Ranch Homeowners Association, Inc a Texas nonprofit corporation.
2. The recording data for the subdivision: The recording data for each plat in the subdivision is described as follows: Phase 1 Filed for Registration December 28, 2021, Instrument No. 202150414 in the Official Public Records of Parker County, Texas as supplemented or amended, from time to time.
3. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Management Certificate.
4. 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.

5. Website to access the Association's dedicatory instruments: [www.essexhoa.com](http://www.essexhoa.com).
6. 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 6<sup>th</sup> day of September, 2023.

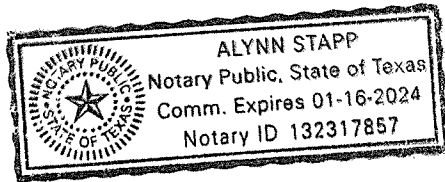
ROLLING CREEK RANCH HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation

By: Connie Kindle  
Name: Connie Kindle, Authorized Representative,  
Title: Essex Association Management L.P., it's Managing Agent.

THE STATE OF TEXAS §  
  §  
COUNTY OF PARKER §

This instrument was acknowledged before me on 6 day of September 2023, by Connie Kindle, Authorized Representative, of Essex Association Management L.P., the Managing Agent for Rolling Creek Ranch Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



Alyn Stapp  
Notary Public Signature

ATTACHMENT 1

1. Rolling Creek Ranch Homeowners Association, Inc., recorded under Document No. 202322952, Official Public Records of Parker County, Texas.

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Lila Deakle*

202324589  
09/19/2023 10:39:00 AM  
Fee: \$34.00  
Lila Deakle, County Clerk  
Parker County, Texas  
MANAGECERT