STATE OF TEXAS §
§
COUNTY OF COLLIN §

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
ERWIN FARMS HOMEOWNERS ASSOCIATION, INC.

This MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of Erwin Farms 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 Erwin Farms Homeowners Association, Inc., (the "*Declaration*"), was filed on April 24, 2015, and is recorded as Instrument No. 20150424000465750 in the Official Public Records of Collin 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 Erwin Farms Homeowners Association, Inc.

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

3. **Recording Data for the Association**. The recording data for each plat in the subdivision is described as follows: Phase 1 Filed for Registration September 02, 2016, Instrument No. 20160902001173740 in the Official Public Records of Collin County, Texas; Phase 2 Filed for Registration May 23, 2018, Instrument No. 20180523010002340 in the Official Public Records of Collin County, Texas; Phase 3 Filed for Registration April 23, 2021, Instrument No. 20210423010001470 in the Official Public Records of Collin County, Texas; as supplemented or amended, from time to time.

4. **Recording Data for the Declaration**. The Declaration is recorded as Instrument No. 20150424000465750 in the Official Public Records of Collin County, Texas; First Amendment to the Declaration recorded as Instrument No. 20151203001511280 in the Official Public Records of Collin County, Texas; Second Amendment to the Declaration recorded as Instrument No. 20170412000468070 in the Official Public Records of Collin County, Texas; Third Amendment to the Declaration recorded as Instrument No. 20181126001444680in the Official

Public Records of Collin County, Texas; Forth Amendment to the Declaration recorded as Instrument No. 20181210001501550 in the Official Public Records of Collin County, Texas; Fifth Amendment to the Declaration recorded as Instrument No. 2023000066609 in the Official Public Records of Collin County, Texas as supplemented or amended, from time to time.

5. **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.

6. **Website.** The Association's website may be found at www.ironhorsevillageassociation.com.

7. **Fees Due Upon Property Transfer**. 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.

8. **Resale Certificates**. Resale Certificates may be requested by submitting an online request at www.essexhoa.com, from the Association's website, or by contacting resalecert@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.

[SIGNATURE PAGE FOLLOWS]

ASSOCIATION:

ERWIN FARMS HOMEOWNERS ASSOCIATION, INC.
a Texas non-profit corporation

By: _____,
Connie Kindle, Authorized Representative,
Essex Association Management L.P., its
Managing Agent.

STATE OF TEXAS §
§
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This instrument was acknowledged before me on the 12 day of September, 2023, by Connie Kindle, Authorized Representative of Essex Association Management L.P., the Managing Agent for Erwin Farms Homeowners Association, Inc., a Texas non-profit corporation.

ALYNN STAPP
Notary Public, State of Texas
Comm. Expires 01-16-2024
Notary ID 132317857

_____
Notary Public, State of Texas

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2023000107851

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: September 19, 2023 04:01 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: $34.00

********** **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:	2023000107851
Receipt Number:	20230919000239
Recorded Date/Time:	September 19, 2023 04:01 PM
User:	Amanda J
Station:	Station 6

Record and Return To:

Simplifile

STATE OF TEXAS
COUNTY OF COLLIN

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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX

Stacey Kemp