

Denton County  
Juli Luke  
County Clerk

---

Instrument Number: 153963

ERecordings-RP

NOTICE

Recorded On: August 24, 2021 03:38 PM

Number of Pages: 4

---

" Examined and Charged as Follows: "

Total Recording: \$38.00

---

\*\*\*\*\* 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: 153963  
Receipt Number: 20210824000922  
Recorded Date/Time: August 24, 2021 03:38 PM  
User: Lisa V  
Station: Station 38

**Record and Return To:**

Simplifile



STATE OF TEXAS  
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

STATE OF TEXAS           §  
  §  
COUNTY OF DENTON       §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE FOR  
VILLAS AT RIVERWALK  
HOMEOWNER'S ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this “*Certificate*”) is made on behalf of VILLAS AT RIVERWALK HOMEOWNER’S 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 Villas at Riverwalk Homeowner’s Association, Inc. (the “*Declaration*”), was filed on April 2, 2015, as Document No. 2015-33553 in the Official Public Records of Denton County, Texas, which Declaration may be supplemented or amended, and 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 Villas at Riverwalk Homeowner’s Association, Inc., and the plat(s) for said subdivision are denominated as follows: The River Walk at Central Park Villas being a Replat of Part of Lot 2R1, Block A The River Walk at Central Park 11/2010 located in the C. Chacon Survey, Abstract No. 299 of Flower Mound, Denton County, Texas.

2.     **Name and Mailing Address of the Association.** The name of the Association is Villas at Riverwalk Homeowner’s Association, Inc., The mailing address for the Association is 1512 Crescent Dr., Suite 112, Carrollton, TX 75006.

3.     **Recording Data for the Subdivision.** The recording data for each plat in the subdivision is described as follows: The River Walk at Central Park Villas being a Replat of Lot 2R1, Block A, Filed and Recorded in the Official Public Records of the County Clerk, Denton County, Texas as Document No. 2014-370, No. of Pages: 2.

4. **Recording Data for the Declaration.** The Declaration was recorded on April, 2, 2015, as Document No. 2015-33553 in the Official Public Records of Denton County, Texas, and as further 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.essexhoa.com.

7. **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.

8. **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).

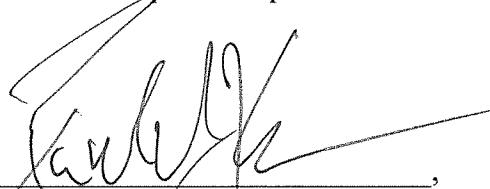
IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code, and serves to replace all Management Certificates previously filed by the Association.

**ASSOCIATION:**

**VILLAS AT RIVERWALK**  
**HOMEOWNER'S ASSOCIATION, INC**

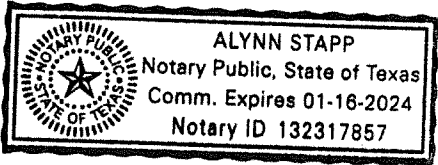
a Texas non-profit corporation

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 28 day of August, 2021, by Ronald J. Corcoran, President of Essex Association Management L.P., the Managing Agent for Villas of Riverwalk Homeowner's Association, Inc., a Texas non-profit corporation.



Alynn Stapp  
Notary Public, State of Texas