

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, as Document No. 20150424000465750 in the Official Public Records of Collin 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 Erwin Farms Homeowners Association, Inc., and the plat(s) for said subdivision are denominated as follows: Erwin Farms, Phase 1, Erwin Farms Phase 2, Erwin Farms Phase 3, and future Phases containing preliminary plats or not yet platted.

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 Subdivision.** The recording data for each plat in the subdivision is described as follows: Erwin Farms, Phase 1, 154 Residential Lots, and 18 Common Areas Being situated in the H. Tucker Survey, Abstract Number 907, City of McKinney, Collin County, Texas an Addition to the City of McKinney, Collin County, Texas, Filed and Recorded

in the Official Public Records of County Clerk, Collin County, Document No. 20151204010004350 (Pages 2015-694 to 696) of Collin County, Texas; and Phase 2, 161 Residential Lots, and 3 Common Areas Being situated in the W.W. Butler Survey, Abstract Number 87, and the Henry H. Tucker Survey, Abstract Number 907, City of McKinney, Collin County, Texas, an Addition to the City of McKinney, Collin County, Texas, Filed and Recorded in the Official Public Records of County Clerk, Collin County, Document No. 20183523010002340 (Pages 2018-376 to 378) of Collin County, Texas; and Phase 3, 208 Residential Lots, and 12 Common Areas Being situated in the Henry H. Tucker Survey, Abstract Number 907, City of McKinney, Collin County, Texas, in the Official Public Records of County Clerk, Collin County, Document No. 20210423010001470 (Pages 2021-234 to 237) of Collin County, Texas; and future Phases with Preliminary Plat or not yet Platted.

4. **Recording Data for the Declaration.** The Declaration was recorded on April, 24, 2015, in the Official Public Records of Collin County, Texas, as Document No. 20150424000465750; and First Amendment to Declaration recorded on December 3, 2015, as Document No. 20151203001511280; and Second Amendment to the Declaration recorded on April 12, 2017, as Document No. 20170412000468070; and Third Amendment to the Declaration recorded as Document No. 20181126001444680; and Fourth Amendment to the Declaration recorded as Document No. 20181210001501550; and as may be 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](mailto:ron@essexhoa.com).

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

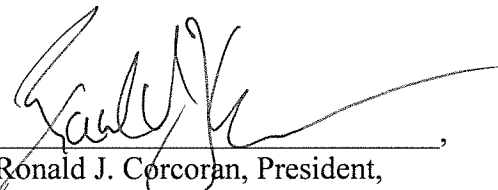
8. **Resale Certificates.** Resale Certificates may be requested by submitting an online request at [www.essexhoa.com](http://www.essexhoa.com), from the Association's website, or by contacting [abby@essexhoa.com](mailto:abby@essexhoa.com).

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:**

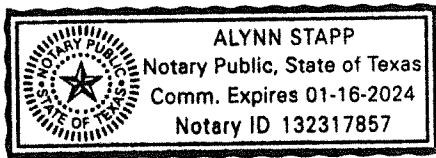
**ERWIN FARMS HOMEOWNERS ASSOCIATION, INC**

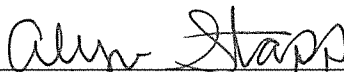
a Texas non-profit corporation

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 28 day of August, 2021, by Ronald J. Corcoran, President of Essex Association Management L.P., the Managing Agent for Erwin Farms Homeowners Association, Inc., a Texas non-profit corporation.



  
Notary Public, State of Texas



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
08/24/2021 04:38:18 PM  
\$34.00 MKACZOR  
20210824001716660

