

Denton County
Juli Luke
County Clerk

Instrument Number: 100840

ERecordings-RP

CERTIFICATE

Recorded On: September 19, 2023 11:03 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

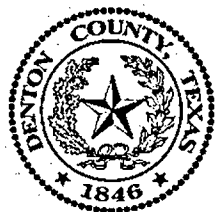
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 100840
Receipt Number: 20230919000217
Recorded Date/Time: September 19, 2023 11:03 AM
User: Michael T
Station: Station 34

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
MOBBERLY FARMS HOMEOWNER'S ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this “*Certificate*”) is made on behalf of Mobberly Farms 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 Mobberly Farms Homeowner’s Association, Inc., (the “*Declaration*”), was filed on December 02, 2021, and is recorded as Instrument No. 2021-220048 in the Official Public Records of Denton 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 Mobberly Farms Homeowner’s Association, Inc.

2. **Name and Mailing Address of the Association.** The name of the Association is Mobberly Farms Homeowner’s 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 March 14,2022 as Instrument No. 2022-90 in the Official Public Records of Denton County, Texas; as supplemented or amended, from time to time.

4. **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. 20211-220048 in the Official Public Records of Denton County, Texas; First Amendment to the Declaration recorded as Instrument No. 2022-162648 in the Official Public Records of Denton County, Texas; Second Amendment to the Declaration recorded as Instrument No. 2023-64701 in the Official Public Records of Denton 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.mobberlyfarmshoa.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.

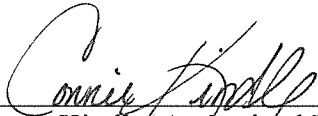
8. **Resale Certificates.** Resale Certificates may be requested by submitting an online request at www.essexhoa.com, from the Association's website, or by contacting resalecert@essexhoa.com.

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]

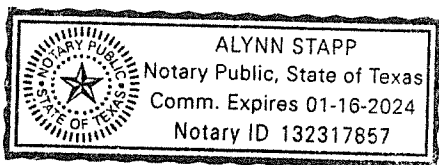
ASSOCIATION:

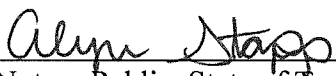
MOBBERLY FARMS HOMEOWNER'S ASSOCIATION, INC., a Texas non-profit corporation

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

STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on the 6 day of September, 2023, by Connie Kindle, Authorized Representative, of Essex Association Management L.P., the Managing Agent for Mobberly Farms Homeowner's Association, Inc., a Texas non-profit corporation.




Notary Public, State of Texas