

**Denton County
Juli Luke
County Clerk**

Instrument Number: 99954

ERecordings-RP

CERTIFICATE

Recorded On: September 05, 2025 01:29 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 99954
Receipt Number: 20250905000420
Recorded Date/Time: September 05, 2025 01:29 PM
User: Kraig T
Station: Station 21

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

**MANAGEMENT CERTIFICATE
OF
MOBBERLY FARMS HOMEOWNER'S ASSOCIATION, INC.**

The undersigned, being an officer of Mobberly Farms Homeowner's Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Mobberly Farms Homeowner's Association, Inc.
2. The name of the association: Mobberly Farms Homeowner's Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Denton County, Texas, as more particularly described on Exhibit "A" to the Mobberly Farms Homeowner's Association, Inc., recorded under Document No. 220048 Official Public Records of Denton County, Texas, as the same may be amended from time to time (the "**Covenant**").
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Management Certificate.
5. 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.

7. Website to access the Association's dedicatory instruments: www.mobberlyfarmshoa.com
8. 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 \$250; (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 \$350.00; (vi) The minimum fees to be charged for a Lender Questionnaire – Custom is \$450.00; (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.

This Certificate is effective as of the 27th day of August 2025.

MOBBERLY FARMS HOMEOWNER'S ASSOCIATION, INC., a

Texas nonprofit corporation

By: _____

Name: Ronald J. Corcoran

Title: Essex Association Management, L.P.,
Its Managing Agent

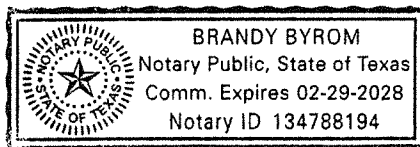
THE STATE OF TEXAS §

§

COUNTY OF DALLAS §

This instrument was acknowledged before me on 27th day of August 2025, by Ronald J. Corcoran, the President of Essex Association Management, L.P., the Managing Agent for Mobberly Farms Homeowner's Association, Inc., a Texas nonprofit corporation.

[SEAL]



Notary Public, State of Texas

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions Mobberly Farms Homeowner's Association, Inc., recorded on December 3rd, 2021, under Document No. 220048, Official Public Records of Denton County, Texas.
2. First Amendment to Declaration of Covenants, Conditions and Restrictions Mobberly Farms recorded on November 28th, 2022, under Document No. 162648, Official Public Records of Denton County, Texas.
3. Second Amendment to Declaration of Covenants, Conditions and Restrictions for Mobberly Farms recorded on June 22nd, 2023, under Document No. 64701, Official Public Records of Denton County, Texas.
4. Third Amendment to the Declaration of Covenants, Conditions and Restrictions Mobberly Farms Homeowner's Association, Inc. recorded on January 15th, 2025, under Document No. 4311, Official Public Records of Denton County, Texas.