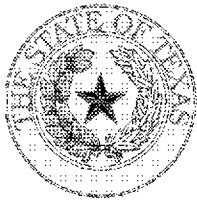


**Kaufman County
Laura Hughes
County Clerk**
Instrument Number: 2025-0027979

**Billable Pages: 3
Number of Pages: 4**

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
On: 09/05/2025 at 04:03 PM Document Number: <u>2025-0027979</u> Receipt No: <u>25-25198</u> Amount: \$ <u>33.00</u> Vol/Pg: <u>V:9127 P:217</u>	E-RECORDING



**STATE OF TEXAS
COUNTY OF KAUFMAN**

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Maribel Torres, Deputy

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.

Record and Return To:

SILVER STAR TITLE, LLC DBA SENDERA TITLE
1409 SUMMIT AVENUE
FORT WORTH, TX 76102



**MANAGEMENT CERTIFICATE
OF
CARTWRIGHT RANCH HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an officer of Cartwright Ranch Homeowners 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: Cartwright Ranch Homeowners Association, Inc.
2. The name of the association: Cartwright Ranch Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Kaufman County, Texas, as more particularly described on Exhibit "A" to the Cartwright Ranch Homeowners Association, Inc., recorded under Document No. 2023-0024773, Official Public Records of Kaufman 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.cartwrightranchhoa.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 24th day of July, 2025.

CARTWRIGHT RANCH HOMEOWNERS ASSOCIATION,
INC., a Texas nonprofit corporation

By: _____

Name: Ronald J. Corcoran

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

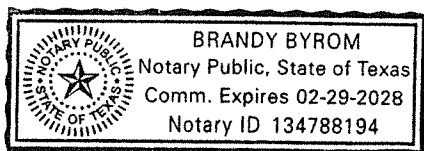
THE STATE OF TEXAS §

§

COUNTY OF DALLAS §

This instrument was acknowledged before me on 24th day of July, 2025, by Ronald J. Corcoran, the President of Essex Association Management, L.P., the Managing Agent for Cartwright Ranch Homeowners Association, Inc., a Texas nonprofit corporation.

[SEAL]



Notary Public, State of Texas

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Cartwright Ranch Homeowners Association, Inc., recorded on August 31, 2023 under Document No. 2023-0024773, Official Public Records of Kaufman County, Texas.
2. First Amendment to Declaration of Covenants, Conditions and Restrictions for Cartwright Ranch Homeowners Association, Inc., recorded on June 4, 2024 under Document No. 2024-0017100, Official Public Records of Kaufman County, Texas.
3. Second Amendment to Declaration of Covenants, Conditions and Restrictions for Cartwright Ranch Homeowners Association, Inc., recorded on January 15, 2025 under Document No. 2025-0001331, Official Public Records of Kaufman County, Texas.

#2025-0027979

Filed for Record in Kaufman County TX
09/05/2025 04:03:24 PM

MANAGEMENT CERTIFICATE V2024-1