

**MANAGEMENT CERTIFICATE  
OF  
THE HOMEOWNERS ASSOCIATION OF CREEKVALLEY IN GARLAND, INC.**

The undersigned, being an officer of The Homeowners Association of Creekvalley in Garland, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: The Homeowners Association of Creekvalley in Garland, Inc.
2. The name of the association: The Homeowners Association of Creekvalley in Garland, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Dallas County, Texas, as more particularly described on Exhibit "A" to The Homeowners Association of Creekvalley in Garland, Inc., recorded under Document No. 200501004591, Official Public Records of Dallas 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:

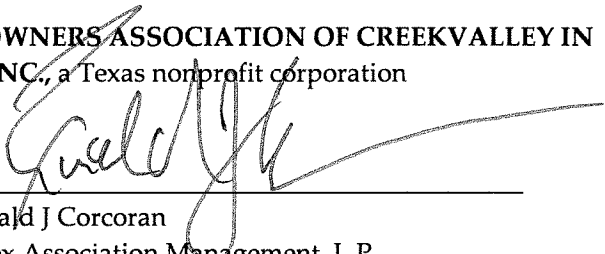
Name:	Essex Association Management L.P.
Mailing Address:	1512 Crescent Dr., Suite 112, Carrollton, TX 75006
Attn.:	Ronald J. Corcoran
Telephone Number:	972-428-2030
Email Address:	Ron@essexhoa.com.

7. Website to access the Association's dedicatory instruments: [www.essexhoa.com](http://www.essexhoa.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 26<sup>th</sup> day of August, 2024.

**THE HOMEOWNERS ASSOCIATION OF CREEKVALLEY IN GARLAND, 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 26<sup>th</sup> day of August, 2024, by Ronald J Corcoran, the President of Essex Association Management, L.P., the Managing Agent for The Homeowners Association of Creekvalley in Garland, Inc., a Texas nonprofit corporation.

[SEAL]

  
Notary Public, State of Texas

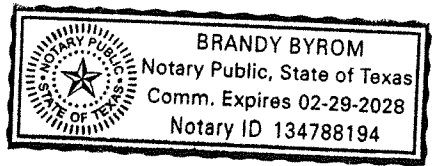


EXHIBIT "A"

DESCRIPTION OF PROPERTY

[TO BE ATTACHED]

**ATTACHMENT 1**

1. Declaration of Covenants, Conditions and Restrictions for The Homeowners Association of Creekvalley in Garland, Inc., recorded under Document No. 200501004591, Official Public Records of Dallas County, Texas.
2. Supplemental Declaration of Covenants, Conditions and Restrictions for The Homeowners Association of Creekvalley in Garland, Inc., recorded under Document No. 202000230027, Official Public Records of Dallas County, Texas.
3. Amended and Restated Supplemental Declaration of Covenants, Conditions and Restrictions for The Homeowners Association of Creekvalley in Garland, Inc., recorded under Document No. 202100367901, Official Public Records of Dallas County, Texas.

**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202400193489

eRecording - Real Property

Recorded On: September 25, 2024 08:59 AM

Number of Pages: 5

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**" Examined and Charged as Follows: "**

Total Recording: \$37.00

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**\*\*\*\*\* 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: 202400193489  
Receipt Number: 20240924000651  
Recorded Date/Time: September 25, 2024 08:59 AM  
User: Kathleen M  
Station: Cc140

**Record and Return To:**

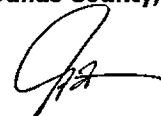
Simplifile



**STATE OF TEXAS  
COUNTY OF DALLAS**

**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 Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", located to the right of the printed name.