

STATE OF TEXAS §
 §
COUNTY OF ELLIS §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
WAXAHACHIE SADDLEBROOK ESTATES HOMEOWNERS' ASSOCIATION, INC.**

This Management Certificate supersedes any previously recorded management certificates for this association.

This MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of WAXAHACHIE SADDLEBROOK ESTATES 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 Waxahachie Saddlebrook Estates Homeowners Association Inc. (the "*Declaration*"), was filed on October 1, 2017, and is recorded as Instrument No. 0728587 in the Official Public Records of Ellis 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 Waxahachie Saddlebrook Estates Homeowners Association Inc., and the plats for said subdivision are denominated as follows: Saddlebrook Estates Phase 1A, Saddlebrook Estates Phase 1B, Saddlebrook Estates Phase 2A.

2. **Name and Mailing Address of the Association.** The name of the Association is Waxahachie Saddlebrook Estates 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: Filed of Record in the Official Records of Ellis County on June 30, 2008, as Document No. 0816599 in Ellis County, Texas, as Filed of Record in the Official Records of Ellis County on June 20, 2008, as Document No. 0815846 in Ellis County, and as Filed of Record in the Official Records of Ellis County on April 15, 2021 as Document No. 2116502 in Ellis County

4. **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. 0728587 in the Official Public Records of Ellis County, Texas, as amended by instruments recorded as instrument No. 2118663 in the Official Public Records of Ellis County, Texas.

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.saddlebrookestateshoa.com

7. **Fees Due Upon Property Transfer.** The maximum fees to be charged relating to a property transfer are: (i) \$375 as resale disclosure/estoppel fee; (ii) The maximum fee to be charged for transfer is \$450; (iii) The maximum resale fees to be charged for a resale certificate/estoppel update; is \$75; (iv) The maximum fees to be charged for a rush fee is \$200; (v) The maximum fees to be charged for a Lender Questionnaire – Standard is \$225; (vi) The maximum 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.

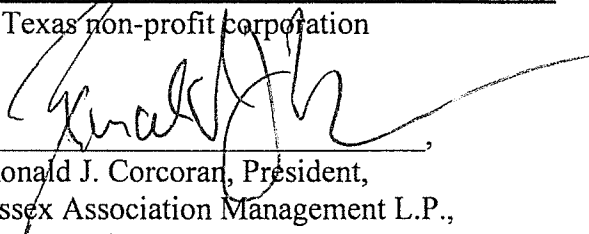
8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o Abby@essexhoa.com.

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:
WAXAHACHIE SADDLEBROOK ESTATES
HOMEOWNERS ASSOCIATION

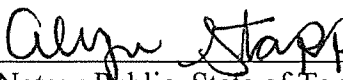
a Texas non-profit corporation

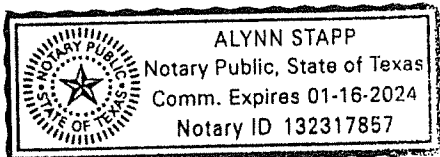
By:


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 15 day of June, 2022, by Ronald J. Corcoran, President of Essex Association Management L.P., the Managing Agent for the Managing Agent for Waxahachie Saddlebrook Estates Homeowners Association Inc., a Texas non-profit corporation.


Alynn Stapp
Notary Public, State of Texas



STATE OF TEXAS COUNTY OF ELLIS
I hereby certify this instrument was filed on the date
and time stamped hereon and was duly recorded in
the records of Ellis County, Texas as stamped hereon.
COUNTY CLERK ELLIS COUNTY TEXAS



Theresa Vandy

FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 2225542 on June 22, 2022 at 3:15 PM



PLEASE REMIT PAYMENT TO:

SENDERA TITLE
1800 Valley View Lane, Ste., 160
Farmers Branch, TX 75234
June 23, 2022

Please give check to Brandy Harrington

*****include a copy of the invoice with check*****

Waxahachie Saddlebrook Estates HOA Inc

Attn: Connie Kindle
c/o Essex Association Management
1512 Crescent Drive, Ste 112
Carrollton TX, 75006

RE: POA Management Certificate

GF #: N/A

County:	Ellis County
Instrument Number(s):	E 2225542
Page Count:	2 pages
Recorded Date:	June 22, 2022
Recording Fee:	\$30.00
e-filing	\$0.00
Overnight/Mail Fee	N/A
Total Amount:	\$30.00

(see attached invoice)