

STATE OF TEXAS           §  
  §  
COUNTY OF ELLIS       §

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

This MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of Waxahachie Saddlebrook Estates 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 Waxahachie Saddlebrook Estates Homeowner's Association, Inc., (the "*Declaration*"), was filed on October 01, 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 Homeowner's Association, Inc.
2.     **Name and Mailing Address of the Association.** The name of the Association is Saddlebrook Estates 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 1A Filed for Registration June 30, 2008, Instrument No. 0816599 in the Official Public Records of Ellis County; Phase 1B Filed for Registration June 30, 2008, Instrument No. 0815846 in the Official Public Records of Ellis County; as supplemented or amended, from time to time.
4.     **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. 0728587 in the Official Public Records of Ellis County, Texas; First Amendment to the Declaration recorded as Instrument No. 2244446 in the Official Public Records of Ellis County, Texas; Second Amendment to the Declaration recorded as Instrument No. 2118663 in the Official Public Records of Ellis 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](mailto:Ron@essexhoa.com).
6.     **Website.** The Association's website may be found at [www.saddlebrookestateshoa.com](http://www.saddlebrookestateshoa.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;

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(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](http://www.essexhoa.com), from the Association’s website, or by contacting [resalecert@essexhoa.com](mailto: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.

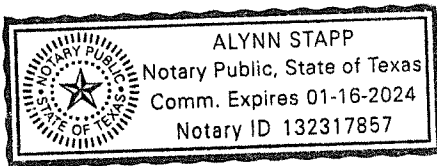
**ASSOCIATION:**

**WAXAHACHIE SADDLEBROOK  
ESTATES HOMEOWNER’S  
ASSOCIATION, INC.**  
a Texas non-profit corporation

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

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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 Waxahachie Saddlebrook Estates Homeowner’s Association, Inc., a Texas non-profit corporation.



*Alynn Stapp*  
Notary Public, State of Texas

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*Hugo Valdez*