

MANAGEMENT CERTIFICATE
OF
CROWN VALLEY HOA

The undersigned, being an officer of Crown Valley HOA and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Crown Valley HOA
2. The name of the association: Crown Valley HOA, a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Parker County, Texas, as more particularly described on Exhibit "A" to the Crown Valley HOA recorded under Document No. 00460557, Official Public Records of Parker 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.
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 5th day of September, 2025.

CROWN VALLEY HOA, a Texas nonprofit corporation

By:

Name: Ronald J Corcoran

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

THE STATE OF TEXAS §

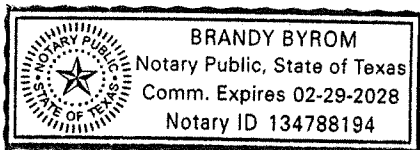
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COUNTY OF DALLAS §

This instrument was acknowledged before me on 5th day of September, 2025, by Ronald J Corcoran, the President of Essex Association Management, L.P., the Managing Agent for Crown Valley HOA, a Texas nonprofit corporation.

[SEAL]

Notary Public, State of Texas



ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Crown Valley HOA effective date as of the recorded date under Document No. 00460557, Official Public Records of Parker County, Texas.
2. Supplementary Declaration of Covenants and Restrictions to Declaration of Covenants, Conditions and Restrictions for Crown Valley HOA effective date as of the recorded date under Document No. 00536498, Official Public Records of Parker County, Texas.
3. Supplementary Declaration of Covenants and Restrictions to Declaration of Covenants, Conditions and Restrictions for Crown Valley HOA effective date as of the recorded date under Document No. 00573155, Official Public Records of Parker County, Texas.
4. Supplementary Declaration of Declaration of Covenants, Conditions and Restrictions for Crown Valley HOA effective date as of the recorded date under Document No. 201903339, Official Public Records of Parker County, Texas.
5. Supplementary Declaration of Declaration of Covenants, Conditions and Restrictions for Crown Valley HOA effective date as of the recorded date under Document No. 202006210, Official Public Records of Parker County, Texas.
6. Supplementary Declaration of Declaration of Covenants, Conditions and Restrictions for Crown Valley HOA effective date as of the recorded date under Document No. 202040747, Official Public Records of Parker County, Texas.
7. Supplementary Declaration of Declaration of Covenants, Conditions and Restrictions for Crown Valley HOA effective date as of the recorded date under Document No. 20222236, Official Public Records of Parker County, Texas.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Lila Deakle

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Fee: \$33.00

Lila Deakle, County Clerk

Parker County, Texas

MANAGECERT