

**Grayson County
Deana Patterson
County Clerk
Sherman, TX 75090**

Instrument Number: 2024 - 23270

ERecordings-RP

Recorded On: August 28, 2024 12:42 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$27.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

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File Information:

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Simplifile
100 W. Houston Ste. 17

Sherman TX 75090



STATE OF TEXAS
COUNTY OF GRAYSON

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 Grayson County, Texas.

Deana Patterson
County Clerk
Grayson County, TX

**MANAGEMENT CERTIFICATE
OF
THE BRIDGES AT PRESTON CROSSINGS POA, INC.**

The undersigned, being an officer of The Bridges at Preston Crossing POA, 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 Bridges at Preston Crossing POA, Inc.
2. The name of the association: The Bridges at Preston Crossing POA, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Grayson County, Texas, as more particularly described on Exhibit "A" to The Bridges at Preston Crossing POA, Inc., recorded under Document No. 2006-00025342, Official Public Records of Grayson 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:

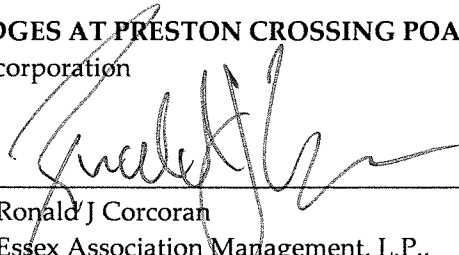
Name:	Essex Association Management L.P.
Mailing Address:	1512 Crescent Dr., Suite 112, Carrollton, TX 75006
Attn.:	Ronald J. Corcoran
Telephone Number:	972-428-2030
Email Address:	Ron@essexhoa.com.

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 21st day of August, 2024.

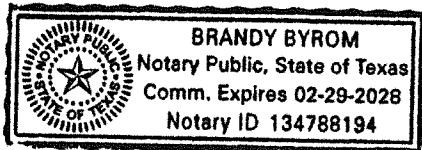
THE BRIDGES AT PRESTON CROSSING POA, INC., a Texas nonprofit corporation

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 21st day of August, 2024, by Ronald J Corcoran, the President of Essex Association Management, L.P., the Managing Agent for The Bridges at Preston Crossing POA, Inc., a Texas nonprofit corporation.

[SEAL]



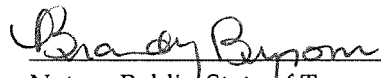

Notary Public, State of Texas

EXHIBIT "A"

DESCRIPTION OF PROPERTY

[TO BE ATTACHED]

ATTACHMENT 1

1. Declarant of Covenants, Conditions and Restrictions for The Bridges at Preston Crossing POA, Inc., recorded under Document No. 2006-00025342, Official Public Records of Grayson County, Texas.
2. First Amendment to Declarant of Covenants, Conditions and Restrictions for The Bridges at Preston Crossing POA, Inc., recorded under Document No. 2008-00004134, Official Public Records of Grayson County, Texas.
3. Second Amendment to Declarant of Covenants, Conditions and Restrictions for The Bridges at Preston Crossing POA, Inc., recorded under Document No. 2018-13154, Official Public Records of Grayson County, Texas.
4. First Supplemental Declarant of Covenants, Conditions and Restrictions for The Bridges at Preston Crossing POA, Inc., recorded under Document No. 2006-00025343, Official Public Records of Grayson County, Texas.
5. Second Supplemental Declarant of Covenants, Conditions and Restrictions for The Bridges at Preston Crossing POA, Inc., recorded under Document No. 2007-00003400, Official Public Records of Grayson County, Texas.
6. Third Supplemental Declarant of Covenants, Conditions and Restrictions for The Bridges at Preston Crossing POA, Inc., recorded under Document No. 2008-00004134, Official Public Records of Grayson County, Texas.
7. Fourth Supplemental Declarant of Covenants, Conditions and Restrictions for The Bridges at Preston Crossing POA, Inc., recorded under Document No. 2009-00012386, Official Public Records of Grayson County, Texas.
8. Fifth Supplemental Declarant of Covenants, Conditions and Restrictions for The Bridges at Preston Crossing POA, Inc., recorded under Document No. 2009-00018828, Official Public Records of Grayson County, Texas.