

STATE OF TEXAS

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COUNTY OF COLLIN

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
PROSPER MONTCLAIRE HOMEOWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of PROSPER MONTCLAIRE 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 Prosper Montclair Homeowners Association, Inc., (the "*Declaration*"), was filed on September 26, 2017, recorded as Instrument No. 20170926001284510 in the Official Public Records of Collin 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 Prosper Montclair Homeowners Association, Inc., and the plat(s) for said subdivision are denominated as follows:

2. **Name and Mailing Address of the Association.** The name of the Association is Prosper Montclair 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: The Montclair an Addition to the Town of Prosper, Collin County, Texas; a tract of land located in the Collin County School Land No. 13 Survey, Abstract No. 172, Town of Prosper, Collin County, Texas, and being part of a tract of land described in deed and recorded in Instrument No. 20150414000414510, Official Public Records, Collin County, Texas; and being part of the land described in deed and recorded Instrument No. 20140826000915770, Official Public Records, Collin County, Texas; and being the same tract of land described in deed and recorded in Instrument No. 20151124001476130, Official Public Records, Collin County, Texas.

4. **Recording Data for the Declaration.** The Declaration was recorded September 26, 2017, recorded as Instrument No. 20170926001284510 in the Official Public Records of Collin County, Texas; and as may be 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.

6. **Website.** The Association's website may be found at www.essexhoa.com.

7. **Fees Due Upon Property Transfer.** The maximum Fees to be charged relating to a property transfer are: (i) \$375 as maximum resale disclosure/estoppel fee; (ii) \$75 for maximum resale certificate/estoppel update; (iii) \$250 maximum rush fee; (iv) \$225 for Lender Questionnaire – Standard; (v) \$275 for Lender Questionnaire – Custom; (vi) \$2500 maximum Working Capital/Reserve Fee; and (vii) \$450 maximum transfer fee for each resale processed and/or or following a trustee sale or foreclosure.

8. **Resale Certificates.** Resale Certificates may be requested by submitting an online request at www.essexhoa.com, from the Association's website, or by contacting abby@essexhoa.com.

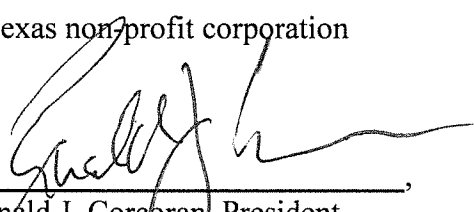
IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code, and serves to replace all Management Certificates previously filed by the Association.

ASSOCIATION:

PROSPER MONTCLAIRE
HOMEOWNERS ASSOCIATION, INC

a Texas non-profit corporation

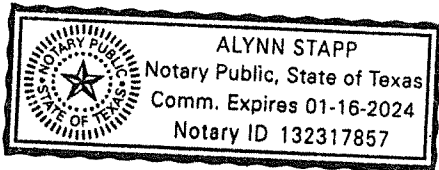
By:



Ronald J. Corcoran, President,
Essex Association Management L.P., its
Managing Agent.

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This instrument was acknowledged before me on the 30 day of August, 2021, by Ronald J. Corcoran, President of Essex Association Management L.P., the Managing Agent for Prosper Montclair Homeowners Association, Inc., a Texas non-profit corporation.



Alynn Stapp
Notary Public, State of Texas



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
09/01/2021 10:35:50 AM
\$34.00 DFOSTER
20210901001776790

Stacey Kemp