

STATE OF TEXAS §
COUNTY OF HUNT §

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

This MANAGEMENT CERTIFICATE (this "Certificate") is made on behalf of VERANDAH HOMEOWNERS' ASSOCIATION, INC., a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, that certain Declaration of Covenants, Conditions and Restrictions for Verandah Homeowners' Association, Inc. (the "Declaration"), was filed on December 18, 2007, and is recorded as Instrument No. 20929 in the Official Public Records of Hunt 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 Verandah Homeowners' Association Inc., and the plats for said subdivision are denominated as follows: Verandah Phase 1 A, B, C, D, E, and Verandah Phase 2 A, B, C.

2. **Name and Mailing Address of the Association.** The name of the Association is Verandah 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 Hunt County on January 6, 2006, June 12, 2013, April 15, 2017, as Document No. 400-2070, 400-2066, 400-2062, 400-2079, 400-2061, 400-2070, 2019-00601 and 2017-06605 in Hunt County, Texas.

4. **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. 20929 in the Official Public Records of Hunt County, Texas, as amended by instrument recorded as instrument No.2019-00966 in the Official Public Records of Hunt 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.verandahhoa.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.

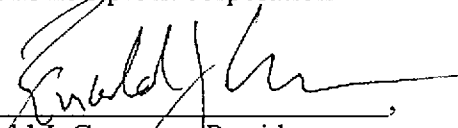
8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o Abby@essexhoa.com.

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:

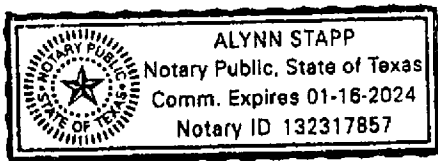
**VERANDAH HOMEOWNERS’
ASSOCIATION INC.**


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 27 day of August, 2021, by Ronald J. Corcoran, President of Essex Association Management L.P., the Managing Agent for the Managing Agent for Verandah Homeowners’ Association Inc., a Texas non-profit corporation.




Notary Public, State of Texas

**THE STATE OF TEXAS
COUNTY OF HUNT**

I hereby certify that this instrument was FILED on the
date and time stamped heron by me and was duly
RECORDED in the Records of Hunt County, Texas

2021-19090

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A handwritten signature in cursive script that reads "Becky Landrum".

Becky Landrum, County Clerk
Hunt, Texas