


MARY LOUISE NICHOLSON
COUNTY CLERK

STATE OF TEXAS §
§
COUNTY OF TARRANT §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
CITY POINT NRH RESIDENTIAL HOMEOWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this “*Certificate*”) is made on behalf of City Point NRH Residential 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 City Point NRH Residential Homeowners Association, Inc., (the “*Declaration*”), was filed on December 14, 2021, and is recorded as Instrument No. D221363874 in the Official Public Records of Tarrant 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 City Point NRH Residential Homeowners Association, Inc.
2. **Name and Mailing Address of the Association.** The name of the Association is City Point NRH Residential Homeowners 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 1 Filed for Registration March 18, 2019, Instrument No. D219052181 in Tarrant County, Texas; Phase 2 Filed for Registration December 03, 2021, Instrument No. D221353100 in Tarrant County, Texas; Phase 3 Filed for Registration December 03, 2021, Instrument No. D221653856 in Tarrant County, Texas; Final Replat City Point Addition Blocks 1 and 20 thru 22 Filed for Registration December 06, 2021, Instrument No. D221353959 in Tarrant County, Texas; Amending Play City Point Addition Lot 30R, Lot 42R and Lot 43R, Block 16 Filed for Registration July 10, 2023, Instrument No. D223121068 in Tarrant County, Texas; as supplemented or amended, from time to time.
4. **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. D221363874 in the Official Public Records of Tarrant County, Texas; First Amendment to

the Declaration recorded as Instrument No. D222274421 in the Official Public Records of Tarrant County, Texas; Second Amendment to the Declaration recorded as Instrument No. D223184861 in the Official Public Records of Tarrant 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.

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

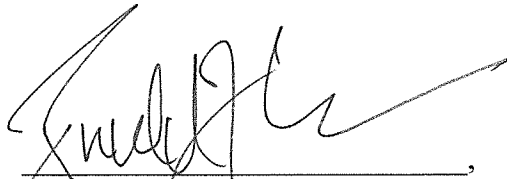
8. **Resale Certificates.** Resale Certificates may be requested by submitting an online request at www.essexhoa.com, from the Association's website, or by contacting resalecert@essexhoa.com.

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.

[SIGNATURE PAGE FOLLOWS]

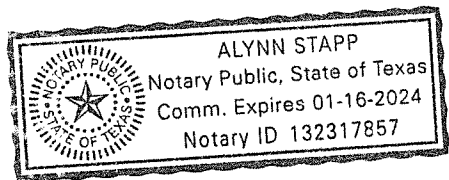
ASSOCIATION:

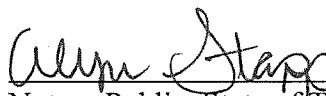
**CITY POINT NRH RESIDENTIAL
HOMEOWNERS ASSOCIATION, INC.**
a Texas non-profit corporation

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

STATE OF TEXAS §
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COUNTY OF DALLAS §

This instrument was acknowledged before me on the 18 day of October, 2023,
by Ronald J. Corcoran, President of Essex Association Management L.P., the Managing Agent for
City Point NRH Residential Homeowners Association, Inc., a Texas non-profit corporation.




Notary Public, State of Texas