

Kaufman County
Laura Hughes
County Clerk

Instrument Number: 2021-0035420

Billable Pages: 4
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FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p>On: 08/31/2021 at 03:27 PM</p> <p>Document Number: <u>2021-0035420</u></p> <p>Receipt No: <u>21-28893</u></p> <p>Amount: \$ <u>38.00</u></p> <p>Vol/Pg: <u>V:7185 P:574</u></p>	<p>E-RECORDING</p>



STATE OF TEXAS
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Kylie Conner, Deputy

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Record and Return To:

SILVER STAR TITLE, LLC DBA SENDERA TITLE
1409 SUMMIT AVENUE
FORT WORTH, TX 76102



STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

**PROPERTY OWNERS’ ASSOCIATION
MANAGEMENT CERTIFICATE FOR
TRAVIS RANCH PROPERTY
OWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this “*Certificate*”) is made on behalf of TRAVIS RANCH PROPERTY OWNERS 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 Travis Ranch Property Owners Association, Inc., (the “*Declaration*”), was filed on January 4, 2005 as Document No. 000028654, Volume 2562, Page 351-65 of 65 in the Official Public Records of Kaufman 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 Travis Ranch Property Owners 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 Travis Ranch Property Owners 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: **Travis Ranch Property Owners Association, Inc. contains 2,800± property/land comprised of residential, annexed land/property, and commercial. The information provided herein may exclude certain plat information unavailable at the time of recording of this certificate. Furthermore, this certificate does not contain information on that portion of the property/land designated as commercial.**

Travis Ranch is part of a 2,399± acre tract of land described in deed to Travis Ranch Development L.P. recorded in Volume 1991, Page 50, deed records Kaufman County, Texas (D.R.K.C.T.) and in Volume 2518, Page 56 of the deed record of Rockwall County, Texas (D.R.R.C.T.), as same may be individually platted or re-platted from time to time.

Travis Ranch consists of annexed property formerly known as Fieldcrest Property as follows: Being a 44.492-acre tract of land situated in the County of Kaufman, State of Texas, being part of the Isaac Jones Survey, Abstract No. 257, being a part of the 328.450-acre tract of land (tract 1) conveyed by deed of record in Volume 3614, Page 242 of the Official Public Records, Kaufman County, Texas.

Travis Ranch consists of annexed property formerly known as Travis Ranch Marina Lots No. 2 as follows: 147 residential lots and 2 common area lots being part of the 50.012 acre tract and a part of the 51.343 acre tract to Travis Ranch Marina, LLC and all of the 4,000 acre tract of Travis Ranch Marina, LLC located in the William Briscoe Survey, Abstract No. 39, and George R. Paschal Survey, Abstract No. 404 in the City of Dallas, E.T.J., Kaufman County, Texas, City of Heath, E.T.J., Kaufman County, Texas.

Travis Ranch consists of annexed property formerly known as Travis Ranch Marina Lots No. 3 as follows: 190 residential lots and 2 common area lots being part of the 50.012-acre tract, and a part of the 51.343 acre tract to Travis Ranch Marina, LLC, William Briscoe Survey, Abstract No. 39, John R. Conner Survey, Abstract No. 100, and George R. Paschal Survey, Abstract No. 404 in the City of Dallas, E.T.J., Kaufman County, Texas, City of Heath, E.T.J., Kaufman County, Texas.

4. **Recording Data for the Declaration.** The original Declaration and subsequent Amendments and/or Supplements as follows: on December 17, 2004, Travis Ranch Development, L.P., a Texas limited partnership (the "Prior Declarant") executed that certain Declaration of Covenants, Conditions and Restrictions for Travis Ranch recorded on January 4, 2005, as Document No. 00028654, and in Volume 2562, Page 351, of the Official Public Records of Kaufman County, Texas, as amended by that certain First Amendment to Declaration of Covenants, Conditions and Restrictions for Travis Ranch dated June 8, 2005, recorded on June 21, 2005, as Document No. 00012389, and in Volume 2663, Page 122, of the Official Public Records of Kaufman County, Texas, as further amended by that certain Second Amendment to Declaration of Covenants, Conditions and Restrictions for Travis Ranch recorded on October 20, 2005, as Document No. 00023324, and in Volume 2751, Page 577, of the Official Public Records of Kaufman County, Texas, as further amended by that certain Third Amendment to Declaration of Covenants, Conditions and Restrictions for Travis Ranch recorded on March 6, 2006, in Volume 2835, Page 489, of the Official Public Records of Kaufman County, Texas, as supplemented pursuant to that certain. Supplemental Declaration of Covenants, Conditions and Restriction for Travis Ranch dated March 6, 2006, recorded in Volume 2835, Page 449, of the Official Public Records of Kaufman County, Texas, as further amended by that certain Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Travis Ranch recorded on April 30, 2007, in Volume 3045, Page 127, Official Public Records of Kaufman County, Texas, and as further amended by that certain incorrectly named "Third Amendment to Declaration of Covenants, Conditions and Restrictions for Travis Ranch" (herein referred to as the "Fifth Amendment") executed by Declarant, as successor in interest to Prior Declarant, as recorded on March 27, 2017, as Document No. 20170006445, and in Volume 5296, Page 518, of the Official Public Records of Kaufman County, Texas (as amended, the "Declaration"), which Declaration encumbers the real property described therein with the covenants, conditions and restrictions set out therein.

Additional Amendments and Supplements as follows: Amendment and Supplement to Declaration for Travis Ranch Recorded on November 9, 2020, as Document No. 2020-0035408, Volume 6677, Page 492; and Amendment and Supplement for Travis Ranch Recorded on February 4, 2021, as

Document No. 2021-0004904, Volume 6823, Page 527; and Corrected Amendment and Supplement to Declaration Recorded on March 17, 2021, as Document No. 2021-0010165, Volume 6886, Page 481. **Future annexation(s) for Travis Ranch pending, but not complete as of the date of this certificate.**

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.

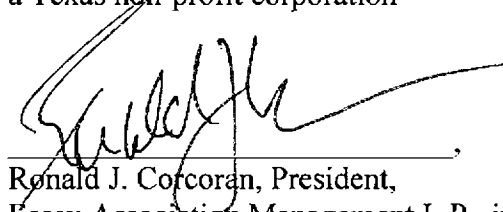
[SIGNATURE AND NOTARY PAGE ON PAGE 4]

ASSOCIATION:

TRAVIS RANCH PROPERTY OWNERS ASSOCIATION, INC.

a Texas non-profit corporation

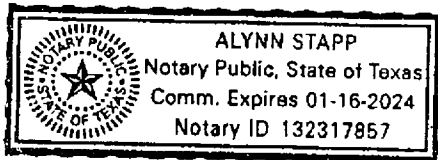
By:



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

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

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
Travis Ranch Property Owners Association, Inc., a Texas non-profit corporation.




Notary Public, State of Texas