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Janet Parker, County Clerk Burnet County, TX

Pages: 2 CERT Fee: \$30.00

STATE OF TEXAS

COUNTY OF BURNET

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE FOR THUNDER ROCK RESIDENTIAL HOMEOWNERS ASSOCIATION, INC.

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

$\underline{W} \underline{I} \underline{T} \underline{N} \underline{E} \underline{S} \underline{S} \underline{E} \underline{T} \underline{H}$:

WHEREAS, that certain Declaration of Covenants, Conditions and Restrictions for Thunder Rock Residential Homeowners Association Inc. (the "*Declaration*"), was filed on November 11, 2022, and is recorded as Instrument No. 202215464 in the Official Public Records of Burnet 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. <u>Name of the Subdivisions</u>. The subdivision is known generally as Thunder Rock and the plats for said subdivision are denominated as follows: Thunder Rock Phase 1.
- 2. <u>Name and Mailing Address of the Association</u>. The name of the Association is Thunder Rock Residential Homeowners Association Inc., 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: Plat for Thunder Rock Phase 1 Subdivision, being 172.74 acres out of the J. Barton Survey No. 418, Abstract No. 135, W. Giesecke Survey No. 1508, Abstract No. 1551, and the Guadalupe Flores Survey No. 7. Abstract No. 304 Marble Falls, Burnet County, Texas, and a request for waivers Section 6.2.1.L- Street Length and Section 6.2.4.B.1-Block Length, of the Subdivision Design and Land Development Standards.
- 4. Recording Data for the Declaration. The Declaration is recorded as Instrument No. 202215464 in the Official Public Records of Burnet County, Texas, as amended by instruments recorded as instrument No. 202215517 in the Official Public Records of Burnet 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.Essexhoa.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. <u>Resale Certificates</u>. Resale Certificates may be requested by contacting the Association c/o Resaleteam@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:

THUNDER ROCK 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 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 3 day of December, 2021, by Ronald J. Corcoran, President of Essex Association Management L.P., the Managing Agent for the Managing Agent for Thunder Rock Residential Homeowners Association Inc., a Texas non-profit corporation.

ALYNN STAPP
Notary Public, State of Texas
Comm. Expires 01-16-2024
Notary ID 132317857

Notary Public, State of Texas

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