

STATE OF TEXAS           §  
  §  
COUNTY OF BURNET       §

**PROPERTY OWNERS’ ASSOCIATION  
MANAGEMENT CERTIFICATE FOR  
THUNDER ROCK RESIDENTIAL HOMEOWNER’S ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this “*Certificate*”) is made on behalf of Thunder Rock Residential Homeowner’s 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 Thunder Rock Residential Homeowner’s 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.     **Name of the Subdivisions**. The subdivision is known generally as Thunder Rock Residential Homeowner’s Association, Inc.
  
2.     **Name and Mailing Address of the Association**. The name of the Association is Thunder Rock Residential Homeowner’s 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: 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; First Amendment to the Declaration recorded as Instrument No. 202215517 in the Official Public Records of Burnet County, Texas; Second Amendment to the Declaration recorded as Instrument No. 202304778 in the Official Public Records of Burnet 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](mailto:Ron@essexhoa.com).
  
6.     **Website**. The Association’s website may be found at [www.thunderrocktxhoa.com](http://www.thunderrocktxhoa.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](http://www.essexhoa.com), from the Association’s website, or by contacting [resalecert@essexhoa.com](mailto: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.

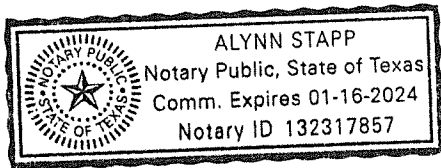
**ASSOCIATION:**

**THUNDER ROCK RESIDENTIAL  
HOMEOWNER’S ASSOCIATION, INC.**  
a Texas non-profit corporation

By: *Connie Kindlé*  
Connie Kindlé, Authorized Representative,  
Essex Association Management L.P., its  
Managing Agent.

STATE OF TEXAS           §  
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This instrument was acknowledged before me on the 6 day of September, 2023, by Connie Kindlé, Authorized Representative, of Essex Association Management L.P., the Managing Agent for Thunder Rock Residential Homeowner’s Association, Inc., a Texas non-profit corporation.



*Alynn Stapp*  
Notary Public, State of Texas

**THE STATE OF TEXAS  
COUNTY OF BURNET**

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

202309500 N  
09/19/2023 11:01:33 AM Total Fees: \$30.00

Vicinta Stafford, County Clerk  
Burnet County, Texas

*Vicinta Stafford*

