

**MANAGEMENT CERTIFICATE  
OF  
THUNDER ROCK RESIDENTIAL HOMEOWNER'S ASSOCIATION, INC.**

The undersigned, being an officer of Thunder Rock Residential Homeowner's Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Thunder Rock Residential Homeowner's Association, Inc.
2. The name of the association: Thunder Rock Residential Homeowner's Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Burnet County, Texas, as more particularly described on Exhibit "A" to the Thunder Rock Residential Homeowner's Association, Inc., recorded under Document No. 202215464 Official Public Records of Burnet County, Texas, as the same may be amended from time to time (the "**Covenant**").
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Management Certificate.
5. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Essex Association Management L.P.
Mailing Address:	1512 Crescent Dr., Suite 112, Carrollton, TX 75006
Attn.:	Ronald J. Corcoran
Telephone Number:	972-428-2030
Email Address:	Ron@essexhoa.com.

7. Website to access the Association's dedicatory instruments: [www.thunderrocktxhoa.com](http://www.thunderrocktxhoa.com)
8. Amount and description of fees related to property transfer in the subdivision:  
The Association fees are in the following amounts: Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts: 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 \$250; (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 \$350.00; (vi) The minimum fees to be charged for a Lender Questionnaire – Custom is \$450.00; (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.

The Association fees cover all costs that the Association incurs related to a property transfer in the Subdivision.

This Certificate is effective as of the 27<sup>th</sup> day of August 2025.

**THUNDER ROCK RESIDENTIAL HOMEOWNER'S  
ASSOCIATION, INC.,** a Texas nonprofit corporation

By: \_\_\_\_\_

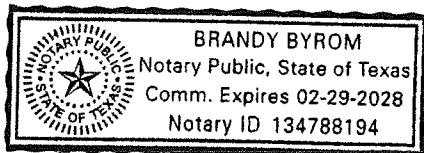
Name: Ronald J. Corcoran

Title: Essex Association Management, L.P.,  
Its Managing Agent

THE STATE OF TEXAS       §  
  §  
COUNTY OF DALLAS       §

This instrument was acknowledged before me on 27<sup>th</sup> day of August 2025, by Ronald J. Corcoran, the President of Essex Association Management, L.P., the Managing Agent for Thunder Rock Residential Homeowner's Association, Inc., a Texas nonprofit corporation.

[SEAL]



\_\_\_\_\_  
Notary Public, State of Texas

**ATTACHMENT 1**

1. Declaration of Covenants, Conditions and Restrictions for Thunder Rock Residential Community recorded on November 1<sup>st</sup>, 2022, under Document No. 202215464, Official Public Records of Burnet County, Texas.
2. First Amendment to the Declaration of Covenants, Conditions and Restrictions for Thunder Rock Residential Community recorded on November 2<sup>nd</sup>, 2022, under Document No. 202215517, Official Public Records of Burnet County, Texas.
3. Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Thunder Rock Residential Community recorded on May 19<sup>th</sup>, 2023, under Document No. 202304778, Official Public Records of Burnet County, Texas.
4. Third Amendment to Declaration of Covenants, Conditions and Restrictions for Thunder Rock Residential Community recorded on October 19<sup>th</sup>, 2023, under Document No. 202310573, Official Public Records of Burnet County, Texas.
5. Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Thunder Rock Residential Community recorded on March 4<sup>th</sup>, 2024, under Document No. 202402133, Official Public Records of Burnet County, Texas.
6. Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Thunder Rock Residential Community recorded on August 8<sup>th</sup>, 2024, under Document No. 202407901, Official Public Records of Burnet County, Texas.
7. Supplement to Declaration of Covenants, Conditions and Restrictions for Thunder Rock Residential Community recorded on July 22<sup>nd</sup>, 2024, under Document No. 202407257, Official Public Records of Burnet County, 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.

202508988 CERT  
09/05/2025 02:15:46 PM Total Fees: \$33.00

Vicinta Stafford, County Clerk  
Burnet County, Texas

