

STATE OF TEXAS           §  
  §  
COUNTY OF COLLIN       §

**PROPERTY OWNERS’ ASSOCIATION  
MANAGEMENT CERTIFICATE FOR  
WHITEWING TRAILS HOMEOWNER’S ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this “*Certificate*”) is made on behalf of Whitewing Trails 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 Whitewing Trails Homeowner’s Association, Inc., (the “*Declaration*”), was filed on August 14, 2020, and is recorded as Instrument No. 20200814001331880 in the Official Public Records of Collin 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 Whitewing Trails Homeowner’s Association, Inc.,
  
2.     **Name and Mailing Address of the Association.** The name of the Association is Whitewing Trails 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: Phase 1A Filed for Registration October 2, 2020, Instrument No. 20201002010003780 in the Official Public Records of Collin County, Texas; Phase 2A Filed for Registration January 13, 2023, Instrument No. 2023000003965 in the Official Public Records of Collin County, Texas, Texas; Phase 2B Filed for Registration January 13, 2023, Instrument No. 2023000003965 in the Official Public Records of Collin County, Texas; Phase 2C Filed for Registration January 13, 2023, Instrument No. 2023000003965 in the Official Public Records of Collin County, Texas as supplemented or amended, from time to time.
  
4.     **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. 20200814001331880 in the Official Public Records of Collin County, Texas; First

Amendment to the Declaration recorded as Instrument No. 2023000003965 in the Official Public Records of Collin 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.whitewingtailshoa.com](http://www.whitewingtailshoa.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.

[SIGNATURE PAGE FOLLOWS]

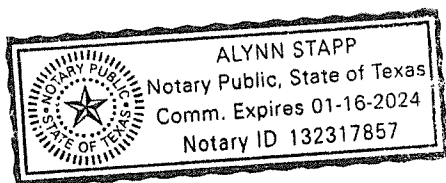
**ASSOCIATION:**

**WHITEWING TRAILS  
HOMEOWNER'S ASSOCIATION, INC.**  
a Texas non-profit corporation

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

STATE OF TEXAS       §  
                                  §  
COUNTY OF COLLIN   §

This instrument was acknowledged before me on the 6 day of September, 2023,  
by Connie Kindle, Authorized Representative, of Essex Association Management L.P., the  
Managing Agent for Whitewing Trails Homeowner's Association, Inc., a Texas non-profit  
corporation.



*Alynn Stapp*  
Notary Public, State of Texas

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2023000107870

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: September 19, 2023 04:09 PM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$34.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

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.

**File Information:**

Document Number: 2023000107870  
Receipt Number: 20230919000285  
Recorded Date/Time: September 19, 2023 04:09 PM  
User: Alyssa A  
Station: Station 7

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX