


MARY LOUISE NICHOLSON
COUNTY CLERK

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
FOUNDER'S PARC HOMEOWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made on behalf of FOUNDER'S PARC HOMEOWNERS 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 Founder's Parc Homeowners Association, Inc. (the "Declaration"), was filed on February 26, 2018, and is recorded as Instrument No. D218040460 in the Official Public Records of Tarrant 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 Founder's Parc Homeowners Association, Inc., and the plat(s) for said subdivision are denominated as follows: Eules Founders Parc Addition, Block A, Lots A-G & 1-30; Block B, Lots A-E & 1-26; Block C, Lots A & 1-21; Block D, Lots A-B & Lots 1-24; Block E, Lots A-B & Lots 1-13; Block F, Lots A & 1-16; Block G, Lots A & 1-11; Block H, Lots A & 1-16; Block I, Lots A & 1-16; Block J, Lots A & 1-5; Block K, Lots A & 1-21; Block L, Lots A & 1-22; Block M, Lot A; Block N, Lots A-C & 1-8; Block O, Lots, A-C & 1-17; Block P, Lots A-C & & 1-16; Block Q, Lot 1; Block R, Lot 1, Block S, Lots A & 1; Block T, Lots A & 1-2; Block U, Lot A; Block V, Lot A; Block W, Lot A out of the A.J. Huitt Survey, Abstract No. 684, City of Eules, Tarrant County, Texas.

2. **Name and Mailing Address of the Association.** The name of the Association is Founder's Parc Homeowners 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: Filed for Registration 06/20/18, Instrument No. D218135216 in Tarrant County, Texas.

4. **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. D218040460 in the Official Public Records of Tarrant 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.

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 following a trustee sale or foreclosure.

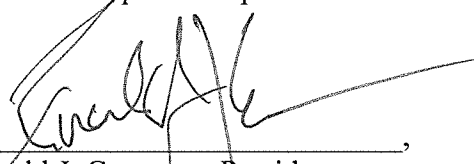
8. **Resale Certificates.** Resale Certificates may be requested by submitting an online request at www.essexhoa.com, from the Association’s website, or by contacting abby@essexhoa.com.

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.

ASSOCIATION:

FOUNDER’S PARC HONMEOWNERS ASSOCIATION, INC

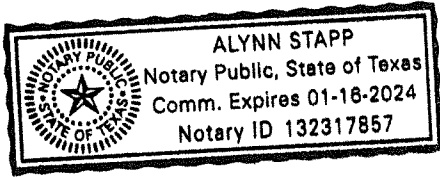
a Texas non-profit corporation

By: 

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

STATE OF TEXAS §
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COUNTY OF DALLAS §

This instrument was acknowledged before me on the 23 day of August, 2021,
by Ronald J. Corcoran, President of Essex Association Management L.P., the Managing Agent for
Founder's Parc Homeowners Association, Inc., a Texas non-profit corporation.



Alynn Stapp
Notary Public, State of Texas