

*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK

STATE OF TEXAS §  
  §  
COUNTY OF TARRANT §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE FOR  
WATERVIEW AT ENCHANTED BAY  
HOMEOWNER'S ASSOCIATION**

This MANAGEMENT CERTIFICATE (this "Certificate") is made on behalf of WATERVIEW AT ENCHANTED BAY HOMEOWNER'S ASSOCIATION, a Texas non-profit corporation (the "Association").

WITNESSETH:

**WHEREAS**, that certain Declaration of Covenants, Conditions and Restrictions for Waterview at Enchanted Bay Homeowner's Association (the "Declaration"), was filed on June 6, 2007, recorded as Instrument No. D207195972 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 Waterview at Enchanted Bay Homeowner's Association and the plat(s) for said subdivision are denominated as follows:

2. **Name and Mailing Address of the Association.** The name of the Association is Waterview at Enchanted Bay Homeowner's Association. 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: BEING a tract of land situated in the David Strickland Survey, Abstract Number 1376, Tarrant County, Texas, and being all of Lots 5 through 8, Block 4, Lots 6 through 11, Block 5, and Lots 6 through 8, Block 6, Sun Valley Addition as recorded in Volume 388-T, Page 76, Plat Records, Tarrant County, Texas, and being all of Lots 9 through 12, Block 4, all of Lots 3 through 15 and the east half of Lots 2 and 16, Block 7, all of Lots 1 through 10 and Lots 13 through 16, and the west half of Lot 12, Block 11, Sun Valley Addition as recorded in Volume 388-V, Page 92, Plat Records, Tarrant County, Texas, and also being all of Tracts I, I A, 1B, 1C, 2, 2A, 2B, 2C, 3, and tract 4 of that certain deed to Waterview Estates, L.P., as recorded in Volume 15363, Page 22, Deed Records, Tarrant County, Texas, also being a portion of the Plat of Lake Park Estates as

recorded in Volume 388-26, Page 87, Plat Records, Tarrant County, Texas, and being portions of David Strickland Road, Vesta Farley Road, Laster Road, Sun valley Drive, Katlenbrun Road and an unnamed street along the east edge of the Sun Valley Additions, as shown in City of Arlington Ordinance 1496, as recorded in Volume 3785, Page 647, Deed Records, Tarrant County, Texas.

4. **Recording Data for the Declaration.** The Declaration was recorded on June 6, 2007, as Instrument No. D207195972 in the Official Public Records of Tarrant County, Texas, and a First Amendment to Declaration recorded on December 17, 2007, in the Official Public Records of Tarrant County, Texas, and as may be 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](http://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 or 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 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:**

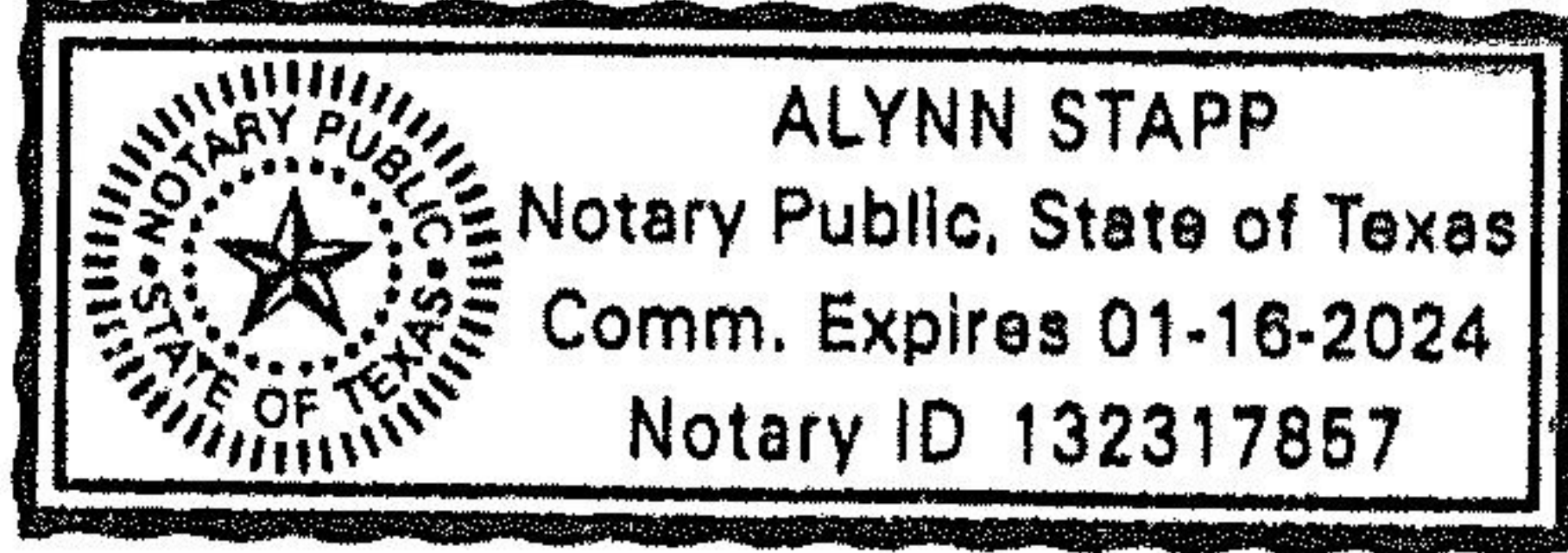
**WATERVIEW AT ENCHANTED BAY  
HOMEOWNER'S ASSOCIATION**

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 30 day of August, 2021, by Ronald J. Corcoran, President of Essex Association Management L.P., the Managing Agent for Waterview at Enchanted Bay Homeowner's Association, a Texas non-profit corporation.



Alynn Stapp  
Notary Public, State of Texas

Unofficial Copy