

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

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

This Management Certificate supersedes all previously recorded management certificates on file for this Association.

This MANAGEMENT CERTIFICATE (this “*Certificate*”) is made on behalf of UPD 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 UPD Homeowner’s Association Inc., (the “*Declaration*”), was filed on March 18, 2016, and is recorded as Instrument No. 201600072624 in the Official Public Records of Dallas 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 UPD Homeowner’s Association Inc., and the plats for said subdivision are denominated as follows: University Place Addition Phase 1, Phase 2, Phase 3, Phase 4, Phase 5, and Phase 6.

2. **Name and Mailing Address of the Association.** The name of the Association is University Place 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 of Record in the Official Records of Dallas County on July 20, 2017, July 13, 2017, April 26,2018, June 17, 2019, October 21, 2020, October 20, 2020 as Document No. 2017-561, 2017-541, 2018-287, 201800250471, 2020-706 and 202000287556 in Dallas County, Texas.

4. **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. 201600072624 in the Official Public Records of Dallas County, Texas, as amended by instruments recorded as instrument No. 20170324000380490 and 201700084680 in the Official Public Records of Dallas County, Texas.

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.universityplacedallashoa.com.

7. **Fees Due Upon Property Transfer.** The maximum fees to be charged relating to

a property transfer are: (i) \$375 as resale disclosure/estoppel fee; (ii) The maximum fee to be charged for transfer is \$450; (iii) The maximum resale fees to be charged for a resale certificate/estoppel update; is \$75; (iv) The maximum fees to be charged for a rush fee is \$200; (v) The maximum fees to be charged for a Lender Questionnaire – Standard is \$225; (vi) The maximum 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.

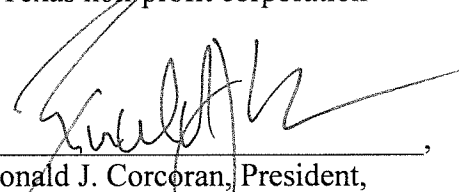
8. **Resale Certificates.** Resale Certificates may be requested by contacting the

Association c/o 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.

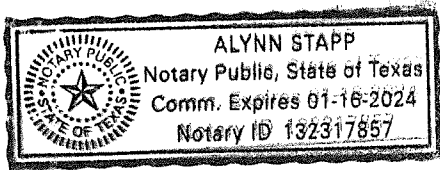
ASSOCIATION:
UPD HOMEOWNERS ASSOCIATION, INC.

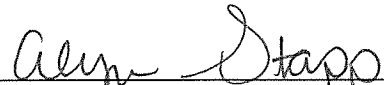
a Texas non-profit corporation

By: 
Ronald J. Corcoran, President,
Essex Association Management L.P.,
Its Managing Agent

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This instrument was acknowledged before me on the 9 day of February, 2023, by Ronald J. Corcoran, President of Essex Association Management L.P., the Managing Agent for the Managing Agent for UPD Homeowner's Association Inc., a Texas non-profit corporation.




Notary Public, State of Texas

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202300035736

eRecording - Real Property

Recorded On: February 24, 2023 04:17 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

******* 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: 202300035736
Receipt Number: 20230224000854
Recorded Date/Time: February 24, 2023 04:17 PM
User: Lynn G
Station: CC53

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

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 Records of Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW".