

STATE OF TEXAS §  
  §  
COUNTY OF COLLIN §

**PROPERTY OWNERS’ ASSOCIATION  
MANAGEMENT CERTIFICATE FOR  
THE RETREAT AT STONEBRIAR  
HOMEOWNERS’ ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this “*Certificate*”) is made on behalf of THE RETREAT AT STONEBRIAR 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 The Retreat at Stonebriar Homeowners’ Association, Inc. (the “*Declaration*”), was filed on July 10, 2015, as Instrument No. 20150710000846130 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 The Retreat at Stonebriar Homeowners’ Association, Inc., and the plat(s) for said subdivision are denominated as follows: THE RETREAT AT STONEBRIAR PHASE 1 - Block A, Lot 1; Block B, Lots 1-28; Block C, Lots 1-34; Block D, Lots 1-9; Block E, Lots 1, 23, 28-34; Block F, Lots 1-4 located in the Mary Brown Survey, Abstract No. 42 and The San Antonio and Mexican Gulf Railroad Company Survey, Abstract No. 880, City of Frisco, Collin County, Texas, and THE RETREAT AT STONEBRIAR PHASE 2 – Block B, Lots 29-49; Block D, Lots 10-15; Block E, Lots 2-22, 24-27; Block F, Lots 5-29; Block G, Lot 1 located in the Mary Brown Survey, Abstract No. 42 and The San Antonio and Mexican Gulf Railroad Company Survey, Abstract No. 880, City of Frisco, Collin County, Texas.

2. **Name and Mailing Address of the Association**. The name of the Association is The Pinnacle at Riverwalk Townhome Owners 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: The Retreat at Stonebriar Phase 1 Filed and Recorded in the Official Public Records of the County Clerk Collin County, Texas on May 26, 2017, Document No. 20170526010002590 (2017-413, 2017-414, and 2017-415), and Amended Plat, The Retreat at Stonebriar Phase 1 Filed and Recorded in the Official Public Records of the County Clerk Collin County, Texas as Document No. 20171013010004830 (2017-835, 2017-836, and 2017-837), and The Retreat at Stonebriar Phase 2 Filed and Recorded in the Official Public Records of the County Clerk Collin County, Texas on April 26, 2019, as Document No. 20190426010001940 (2019-321, 2019-322, and 2019-323).

4. **Recording Data for the Declaration.** The Declaration was recorded on July 10, 2015, as Instrument No. 20150710000846130 in the Official Public Records of Collin County, Texas, and a First Amendment recorded on May, 12, 2017, as Instrument No. 20170512000613570 in the Official Public Records of Collin County, Texas, and as further 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.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.

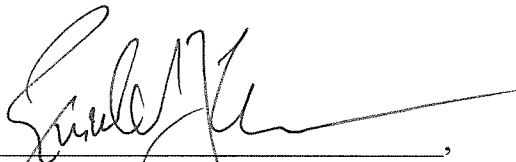
8. **Resale Certificates.** Resale Certificates may be requested by submitting an online request at [www.essexhoa.com](http://www.essexhoa.com), from the Association's website, or by contacting [abby@essexhoa.com](mailto:abby@essexhoa.com).

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:**

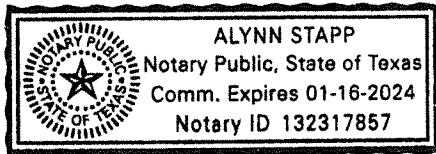
**THE RETREAT AT STONEBRIAR  
HOMEOWNERS' ASSOCIATION, INC**

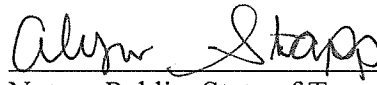
a Texas non-profit corporation

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 28 day of August, 2021, by Ronald J. Corcoran, President of Essex Association Management L.P., the Managing Agent for The Retreat at Stonebriar Homeowners' Association, Inc., a Texas non-profit corporation.



  
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Notary Public, State of Texas

Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
08/24/2021 04:53:56 PM  
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