

Denton County
Juli Luke
County Clerk

Instrument Number: 23053

ERecordings-RP

NOTICE

Recorded On: March 05, 2024 01:15 PM

Number of Pages: 8

" Examined and Charged as Follows: "

Total Recording: \$53.00

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

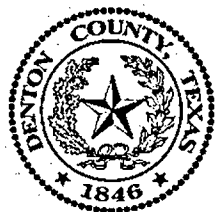
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 23053
Receipt Number: 20240305000398
Recorded Date/Time: March 05, 2024 01:15 PM
User: Marlene F
Station: Station 6

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**NOTICE OF FILING OF DEDICATORY INSTRUMENT FOR
SUTTON FIELDS HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS

COUNTY OF DENTON

This Notice of Filing of Dedicatory Instruments for Sutton Fields Homeowners Association, Inc., (“Notice”) is made by and on behalf of Sutton Fields Homeowners Association, Inc. (the “Association”) to be effective as of this 5th day of March 2024.

RECITALS:

WHEREAS, the Association is a property owners association as defined in Section 202.001(2) of the Texas Property Code; and

WHEREAS, The Association is governed by a dedicatory instrument, which covers the property described therein entitled Declaration of Covenants, Conditions and Restrictions for Sutton Fields Homeowners Association, Inc., filed or to be filed in the Real Property Records of Denton County, Texas (the “Declaration”), as Sutton Fields Homeowners Association, Inc., such may be amended, supplemented and/or corrected from time to time; and

WHEREAS, Section 202.006 of the Texas Property Code requires a property owners association to file the dedicatory instrument in the Real Property Records of each county in which the property to which the dedicatory instrument relates is located; and

WHEREAS, the Association desires to file a Notice by adding the instruments attached hereto herein adopted by the Association.

NOW THEREFORE, the Association files true and correct copies of the following instruments of the Association which are attached hereto:

- **Attachment A – Management Certificate**

IN WITNESS WHEREOF, the undersigned agent of Sutton Fields Homeowners Association, Inc., certifies that, to the best of his/her knowledge, as of the effective date of this Notice of Filing of Dedicatory Instrument that the foregoing instruments are a true and correct copy of the current instruments of the Association.

[Signature follows on next page]

Executed this 5th day of March 2024.

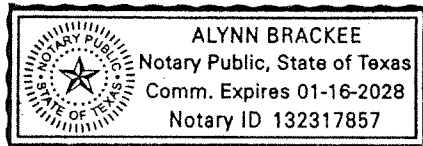
By: Connie Kindle
Connie Kindle, Authorized
Representative, Essex Association
Management L.P.,
Its Managing Agent.

STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Connie Kindle, Authorized Representative, Essex Association Management L.P., on behalf of Sutton Fields Homeowners Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5TH DAY OF MARCH 2024.



Alynn Brackee
Notary Public in and for the State of
Texas

Attachment A

MANAGEMENT CERTIFICATE

**MANAGEMENT CERTIFICATE
OF
SUTTON FIELDS HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an officer of Sutton Fields Homeowners Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Sutton Fields Homeowners Association, Inc.
2. The name of the association: Sutton Fields Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Denton County, Texas, as more particularly described on Exhibit "A" to the Sutton Fields Homeowners Association, Inc. recorded under Document No. 77463, Official Public Records of Denton County, Texas, as the same may be amended from time to time (the "**Covenant**").
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Management Certificate.
5. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Essex Association Management L.P.
Mailing Address:	1512 Crescent Dr., Suite 112, Carrollton, TX 75006
Attn.:	Ronald J. Corcoran
Telephone Number:	972-428-2030
Email Address:	Ron@essexhoa.com.

7. Website to access the Association's dedicatory instruments: www.essexhoa.com.
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts: Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts: 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 \$250; (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 \$350.00; (vi) The minimum fees to be charged for a Lender Questionnaire – Custom is \$450.00; (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.

The Association fees cover all costs that the Association incurs related to a property transfer in the Subdivision.

This Certificate is effective as of the 5th day of March, 2024.

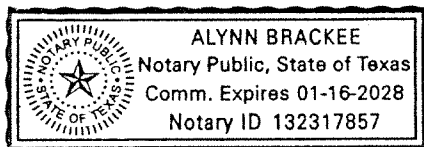
SUTTON FIELDS HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation

By: Connie Kindle
Name: Connie Kindle, Authorized Representative,
Title: Essex Association Management, L.P.,
Its Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 5th day of March, 2024, by Connie Kindle, the Authorized Representative of Essex Association Management, L.P., the Managing Agent for Sutton Fields Homeowners Association, Inc., a Texas nonprofit corporation.

[SEAL]



Alynn Brackee
Notary Public, State of Texas

EXHIBIT "A"

DESCRIPTION OF PROPERTY

[TO BE ATTACHED]

ATTACHMENT 1

1. Sutton Fields Homeowners Association Master Covenant recorded under Document No. 77463, Official Public Records of Collin County, Texas.
2. Sutton Fields Homeowners Association First Amendment to the Master Covenant recorded under Document No. 37152, Official Public Records of Denton County, Texas.
3. Sutton Fields Homeowners Association Second Amendment to the Master Covenant recorded under Document No. 37153, Official Public Records of Denton County, Texas.
4. Sutton Fields Homeowners Association Third Amendment to the Master Covenant recorded under Document No. 27727, Official Public Records of Denton County, Texas.
5. Sutton Fields Homeowners Association Fourth Amendment to the Master Covenant recorded under Document No. 118758, Official Public Records of Denton County, Texas.
6. Sutton Fields Homeowners Association Amendment and Supplement to the Master Covenant to Annex Sutton East and Lily at Sutton Fields recorded under Document No. 17659, Official Public Records of Denton County, Texas.