

**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.

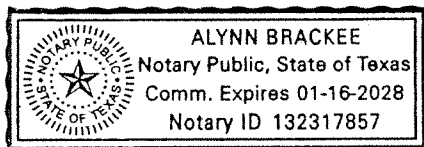
SUTTON FIELDS HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation

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.