

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 42770

ERecordings-RP

NOTICE

Recorded On: April 28, 2023 10:03 AM

Number of Pages: 4

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" Examined and Charged as Follows: "

Total Recording: \$38.00

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\*\*\*\*\* 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: 42770  
Receipt Number: 20230428000177  
Recorded Date/Time: April 28, 2023 10:03 AM  
User: Kraig T  
Station: Station 21

**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

STATE OF TEXAS           §  
  §  
COUNTY OF DENTON       §

**PROPERTY OWNERS’ ASSOCIATION  
MANAGEMENT CERTIFICATE FOR  
SANGER CIRCLE HOMEOWNERS’ ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this “*Certificate*”) is made on behalf of Sanger Circle 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 Sanger Circle Homeowners’ Association, Inc., (the “*Declaration*”), was filed on October 22, 2014, and is recorded as Instrument No. 2014-107568 in the Official Public Records of Denton 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 Sanger Circle Homeowners’ Association, Inc., and the plat(s) for said subdivision are denominated as follows: Sanger Circle, Phase 1, Lots 1-4; Block A, Lots 1; Block B, Lots 1-X; Blocks A & B, Lot 2-X; Block B. Sanger Circle, Phase 2, Lots 5-7; Block A, Lots 2-9; Block B, Lots 1-3 & 11-14; Block C, Lots 1-4; Block D. Sanger Trails, Phase 2A, 8 Residential Lots & 2 Common Areas. Sanger Trails, Phase 2B, 50 Residential Lots & 2 Common Areas. Sanger Circle, Phase 3 Lots 10-25; Block B, Lots 4-10; Block C, Lots 5-41; Block D, Lots 1-16; Block E, Lots 1-6; Block F. Sanger Circle, Phase 4 Lots 26-28; Block B, Lots 17-28; Block E, Lots 7-13; Block F, Lots 1-33 & 9X; Block G, Lots, 1-12; Block H, Lots 1-8; Block I, Lots 1-6; Block J. Sanger Circle, Phase 5 Lots 28A-31A; Block 1, Lots 11A-14A; Block 2. Sanger Circle Phase 6A Lots 56 Residential Lots/ 8 HOA Lots. Sanger Circle Phase 6B 182 Residential Lots. Out of the Reuben Bebee Survey, Abstract No. 29, City of Sanger, Denton County, Texas.

2.     **Name and Mailing Address of the Association**. The name of the Association is Sanger Circle 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: Phase 1 filed for Registration 10/19/2015 Instrument No. 2015-406 in Denton County, Texas. Phase 2 filed for Registration 10/19/2015 Instrument No. 2015-207 in Denton County, Texas. Phase 2A filed for Registration 07/22/2003 Instrument No.

2003-R0116635 in Denton County, Texas. Phase 2B filed for Registration 07/22/2003 Instrument No. 2003-R0116636 in Denton County, Texas. Phase 3 filed for Registration 11/13/2015 Instrument No. 2015-443 in Denton County, Texas. Phase 4 filed for Registration 02/16/2016 Instrument No. 2016-74 in Denton County, Texas. Phase 5 filed for Registration 10/19/2015 Instrument No. 2015-404 in Denton County, Texas. Phase 6A filed for Registration 5/26/2022 Instrument No. 2022-200 in Denton County, Texas. Phase 6B filed for Registration 5/25/2022 Instrument No. 2022-196 in Denton County, Texas.

4. **Recording Data for the Declaration**. The Declaration is recorded as Instrument No. 2014-107568 in the Official Public Records of Denton County, Texas, as supplemented or amended as Instrument No. 2015-144891 in the Official Public Records of Denton County, Texas, and further supplemented or amended as Instrument No 127695 in the Official Public Records of Denton County, Texas, and further supplemented or amended as Instrument No 72815 in the Official Public Records of Denton County, Texas, and further supplemented or amended as Instrument No 125206 in the Official Public Records of Denton County, Texas, and further supplemented or amended as Instrument No 127135 in the Official Public Records of Denton County, Texas, as 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 <http://sangercirclehoa.org>

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) \$350 for Lender Questionnaire – Standard; (v) \$400 for Lender Questionnaire – Custom; (vi) \$2500 maximum Working Capital/Reserve Fee; and (vii) \$450 maximum transfer fee for each resale processed and/or following a trustee sale or foreclosure.

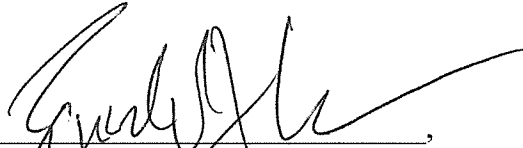
8. **Resale Certificates**. Resale Certificates may be requested by submitting an online request at [www.essexhoa.com](http://www.essexhoa.com), from the Association's website, or by contacting [abby@essexhoa.com](mailto:abby@essexhoa.com).

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.

**[Signature Page to Follow]**

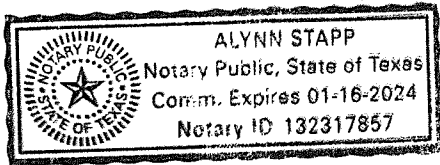
**ASSOCIATION:**

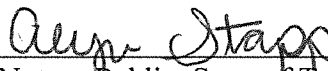
Sanger Circle Homeowners' Association,  
Inc., a Texas non-profit corporation

By:   
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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 27 day of April, 2023,  
by Ronald J. Corcoran, President of Essex Association Management L.P., the Managing Agent for  
Sanger Circle Homeowners' Association, Inc., a Texas non-profit corporation.



  
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Notary Public, State of Texas