

(To be recorded in Real Property Records of Tarrant County, Texas)  
As Required by Section 209.004, Texas Property Code

This updates and replaces any previously recorded management certificate for this subdivision

STATE OF TEXAS  
COUNTY OF TARRANT

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE  
OF GRANADA RESIDENTIAL COMMUNITY, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of May 8, 2017, by Granada Residential Community, Inc., a Texas non-profit corporation (the "Association").

**WITNESSETH**

WHEREAS, Maguire Partners – Solana Land, LP, a Texas limited liability company, ("Declarant") has placed of record that certain Declaration of Covenants, Conditions, and Restrictions for Montalcino Residential Community, Inc. dated January 8, 2015, (the "Declaration") recorded as Document No. D215004146 in the Real Property Records of Tarrant County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Granada Residential Community, Inc.

WHEREAS, the Association has caused this certificate to be prepared and filed in accordance with the provision of the Texas Residential Property Owners Protection Act as provided in Section 209 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

NAME OF SUBDIVISION: Granada

1. **Name and Mailing Addresses.** The name and mailing addresses of the Association and Managing Agent is, Granada Residential Community, Inc. c/o Essex Association Management, L.P. 1512 Crescent Drive. Suite 112 Carrollton, TX 75006 Office: (972) 428-2030 www.essexhoa.com or info@essexhoa.com

2. **Declaration information.** Lots in Granada are subject to Declaration of Covenants, Conditions and Restrictions recorded on January 8, 2015, as Document No. D215004146 in the Real Property Records of Tarrant County, Texas.

Submitter: SIMPLIFILE

Fee: \$20.00

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Electronically Recorded by Tarrant County Clerk in Official Public Records Mary Louise Garcia

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

Granada Residential Community, Inc.  
a Texas non-profit corporation

By:   
Ronald J. Corcoran, Managing Agent

STATE OF TEXAS           §  
COUNTY OF DALLAS     §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Ronald J. Corcoran of Essex Association Management, L.P. before me on this 16<sup>th</sup> day of May, 2017, Managing Agent for Granada Residential Community, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas.



  
Notary Public Signature

**After recording return to:**  
Essex Association Management, L.P.  
1512 Crescent Drive, Suite 112  
Carrollton, Texas 75006