## To be recorded in Real Property Records of Smith County, Texas and Texas Real Estate Commission (aka TREC)

## Tyler Pinnacle Property Owners Association, Inc. MANAGEMENT CERTIFICATE

As Required by Section 209.004, Texas Property Code

- **1.** Name of development: The Pinnacle at Oak Hill
- 2. Subdivision information. The Pinnacle at Oak Hill addition in Smith County, Texas according to the plats thereof recorded in Cabinet E, Slide 56-C, Document Number 2008-R00001242, and Final plat thereof recorded February 2, 2015, as Document Number 2015-0100006112, Cabinet E, Slide 3304, Plat Records, Smith County, Tyler, Texas.
- Declaration information; Lots in The Pinnacle at Oak Hill subdivision are subject to THE PINNACLE AT OAK HILL DECLARATION OF COVENANTS, RESTRICTIONS, ASSESSMENTS, CHARGES, SERVITUDES, LIENS, RESERVATIONS, AND EASEMENTS, recorded on June 11, 2008, as Document Number 2008-R00028052, Real Property Records, Smith County, Texas, as it may be amended or supplemented from time to time.
- 4. Name of property homeowner's association. Tyler Pinnacle Property Owners Association, Inc.
- 5. How to contact the association through its managing agent.

SouthPoint Property Management, Inc.

17968 FM 2493 #17 Flint, TX 75762 Phone: (903) 521-3121

Email: resale@southpointpm.com

Website: southpointpm.com

6. Other information the association considers appropriate. Transfer Fee for Resale Certificate. \$300

**DATED** Effective as of December 1, 2022

Tyler Pinnacle Property Owners Association, Inc. a Texas nonprofit corporation

Name: Tommy Sukiennik

Title: Director

STATE OF TEXAS (

COUNTY OF SMITH (

Director for the Tyler Pinnacle Property Owners Association, Inc.

NOTARY PUBLIC

**AFTER RECORDING, PLEASE RETURN TO:** SouthPoint Property Management, Inc.

17968 FM 2493 #17, Flint, TX 75762





**Smith County** Karen Phillips Smith County Clerk

**Document Number: 202201044614** 

Real Property Recordings CERTIFICATE

Recorded On: December 02, 2022 02:27 PM

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Billable Pages: 1

" Examined and Charged as Follows: "

Total Recording: \$26.00

## \*\*\*\*\*\*\* 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:

202201044614

Receipt Number:

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Recorded Date/Time: December 02, 2022 02:27 PM

User:

Tammy P



STATE OF TEXAS **Smith County** 

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 Smith County, Texas

Karen Phillips Smith County Clerk Smith County, TX

Karon Dhipos