

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 194852

ERecordings-RP

MISCELLANEOUS

Recorded On: October 22, 2021 12:01 PM

Number of Pages: 6

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**" Examined and Charged as Follows: "**

Total Recording: \$46.00

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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: 194852  
Receipt Number: 20211022000376  
Recorded Date/Time: October 22, 2021 12:01 PM  
User: Kraig T  
Station: Station 25

**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

PROPERTY OWNERS ASSOCIATION 8<sup>TH</sup> AMENDED MANAGEMENT CERTIFICATE FOR

**CROSS OAK RANCH HOMEOWNERS ASSOCIATION, INC.**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas           §

County of Denton       §

1.     Name of Subdivision:           Cross Oak Ranch
2.     Subdivision Location:         Denton County
3.     Name of Homeowners Association:     Cross Oak Ranch Homeowners Association, Inc.
4.     Recording Data for Association:
  - a) All lots and tracts of land situated in Cross Oak Ranch Phase 2 – Tract 1A, an Addition to the City of Oak Point, Denton County, Texas, according to the Plat recorded in Cabinet X, Page 278, Plat Records, Denton County, Texas; and
  - b) All lots and tracts of land situated in Cross Oak Ranch Phase 2 – Tract 2, an Addition to the City of Oak Point, Denton County, Texas, according to the Plat recorded in Cabinet V, Slide 152, Plat Records, Denton County, Texas; and
  - c) All lots and tracts of land situated in Cross Oak Ranch Phase 2 – Tract 3, an Addition to the City of Oak Point, Denton County, Texas, according to the Amending Plat thereof recorded in Cabinet W, Page 139, Plat Records, Denton County, Texas; and
  - d) All lots and tracts of land situated in Cross Oak Ranch Phase 2 – Tract 4, an Addition to the City of Oak Point, Denton County, Texas, according to the Plat recorded in Cabinet V, Slide 45, Plat Records, Denton County, Texas; and
  - e) All lots and tracts of land situated in Cross Oak Ranch Phase 2 – Tract 5, an Addition to the City of Oak Point, Denton County, Texas, according to the Plat recorded in Cabinet V, Page 253, Plat Records, Denton County, Texas; and
  - f) All lots and tracts of land situated in Cross Oaks Ranch Phase 2 – Tract 6, an Addition to the City of Oak Point, Denton County, according to the Map or Plat thereof recorded in Cabinet V, Page 780 of the Plat Records of Denton County, Texas; and
  - g) All lots and tracts of land situated in Cross Oaks Ranch Phase 3 – Tract 8, an Addition to the City of Oak Point, Denton County, according to the Map or Plat thereof recorded in Cabinet W, Pages 834 and 835 of the Plat Records of Denton County, Texas; and
  - h) All lots and tracts of land situated in Cross Oaks Ranch Phase 3 – Tract 11, an Addition to the City of Oak Point, Denton County, according to the Map or Plat thereof recorded in Cabinet X, Pages 573 through 576 of the Plat Records of Denton County, Texas; and

- i) All lots and tracts of land situated in Cross Oaks Ranch Phase 3 – Tract 12, an Addition to the City of Oak Point, Denton County, according to the Map or Plat thereof recorded as Document No. 2012-262 of the Plat Records of Denton County, Texas; and
- j) All lots and tracts of land situated in Cross Oaks Ranch Phase 3 – Tract 14, an Addition to the City of Oak Point, Denton County, according to the Map or Plat thereof recorded as Document No. 2012-263 of the Plat Records of Denton County, Texas; and
- k) All lots and tracts of land situated in Cross Oaks Ranch Phase 3 – Tract 14, an Addition to the City of Oak Point, Denton County, according to the Map or Plat thereof recorded as Document No. 2012-261 of the Plat Records of Denton County, Texas; and
- l) All lots and tracts of land situated in Cross Oaks Ranch Phase 2 – Tract 1B, an Addition to the City of Oak Point, Denton County, according to the Map or Plat thereof recorded as Document No. 2013-1 of the Plat Records of Denton County, Texas; and
- m) All lots and tracts of land situated in Cross Oaks Ranch Phase 2 – Tract 1C, an Addition to the City of Oak Point, Denton County, according to the Map or Plat thereof recorded as Document No. 2013-275 of the Plat Records of Denton County, Texas; and
- n) All lots and tracts of land situated in Cross Oaks Ranch Phase 3 – Tract 9A, an Addition to the City of Oak Point, Denton County, according to the Map or Plat thereof recorded as Document No. 2013-227 of the Plat Records of Denton County, Texas; and
- o) All lots and tracts of land situated in Cross Oaks Ranch Phase 2 – Tract 7A, an Addition to the City of Oak Point, Denton County, according to the Map or Plat thereof recorded as Document No. 2014-246 of the Plat Records of Denton County, Texas; and
- p) All lots and tracts of land situated in Cross Oaks Ranch Phase 2- Tract 7B, an Addition to the City of Oak Point, Denton County, according to the Map or Plat thereof recorded as Document No. 2014-300 of the Plat Records of Denton County, Texas; and
- q) All lots and tracts of land situated in Cross Oaks Ranch Phase 3 – Tract 9B, an Addition to the City of Oak Point, Denton County, according to the Map or Plat thereof recorded as Document NO. 2014-292 of the Plat Records of Denton County, Texas; and
- r) All lots and tracts of land situated in Cross Oaks Ranch Phase 3 – Tract 10A, an Addition to the City of Oak Point, Denton County, according to the Map or Plat thereof recorded as Document No. 2015-253 of the Plat Records of Denton County, Texas; and
- s) All lots and tracts of land situated in Cross Oaks Ranch Phase 3 – Tract 10B, an Addition to the City of Oak Point, Denton County, according to the Map or Plat thereof recorded as Document No. 2015-274 of the Plat Records of Denton County, Texas.

5. Recording Data for Declaration:

Lots in Cross Oak Ranch Homeowners Association, Inc., are subject to Declaration of Covenants, Conditions and Restrictions recorded on December 31, 2002, as Document No. 0101320009875353503, Real Property Records, Denton County Texas; First Amendment recorded on October 23, 2003, as Document Number 2003-R017537B; Second Amendment recorded on June 27, 2006, as Document Number 2006-76650, Third Amendment recorded on August 27, 2007, as Document Number 2007-103837; Certificate and Memorandum of Recording of Association Documents for Cross Oak Ranch recorded on January 12, 2012, as Document No. 2012-3315, and Second Supplement to Certificate and Memorandum of Recording of Association Documents for Cross Oak Ranch recorded on June 8, 2012, as Document Number 2012-6120. Supplemental Notice of Filing of Dedicatory Instrument is filed under Document Number 14200; Fourth Amendment and Supplement to Declaration of Covenants, Conditions and Restrictions for Cross Oaks Ranch is filed under Document Number

2015-120271; Fifth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Cross Oak Ranch Homeowners Association, Inc. is filed under Document Number 113461. First Amendment to the Bylaws of Cross Oak Ranch Homeowners Association, Inc is filed under Document number 2016-2374. Assignment of Declaration Rights is filed under Document Number 2015-117775. Sixth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Cross Oak Ranch Homeowners Association, Inc is filed under Document No. 2017-125. Notice of Filing of Dedicatory Instruments dated 11/2/2016 for Cross Oak Ranch Homeowners Association, Inc is filed under Document Number 162655.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

Cross Oaks Ranch Homeowners Association Bylaws, Billing Policy and Payment Plan Guidelines are filed under Document Number 55639.

Cross Oaks Ranch Homeowners Association, Inc. Design Guidelines for Prohibited Uses and Activities is filed under Document Number 143144.

Violation Enforcement Resolution for the Cross Oak Ranch Homeowners Association, Inc. is filed under Document Number 152803.

Violation Enforcement Resolution for the Cross Oak Ranch Homeowners Association, Inc. is filed under Document No. 46772

Cross Oak Ranch Homeowners Association, Inc. Violation Enforcement Resolution, Violation Schedule and Force Maintenance Violation Schedule is filed under Instrument No. 126314

Cross Oak Ranch Homeowners Association, Inc. Violation Enforcement Resolution, Violation Schedule and Force Maintenance Violation Schedule is filed under Instrument No. 128544

Cross Oak Ranch Homeowners Association, Inc. Amended and Restated Bylaws are filed under Instrument No. 128545

Cross Oak Ranch Homeowners Association, Inc. Pool Rules are filed under Instrument No. 38217.

Cross Oak Ranch Homeowners Association, Inc. 2020 Pool Rules are filed under Instrument No. 20200407000224

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management  
17319 San Pedro Ave, #318  
San Antonio, TX 78232  
contact@spectrumam.com  
210-494-0659  
[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)

8. Fee(s) related to Property Transfer:

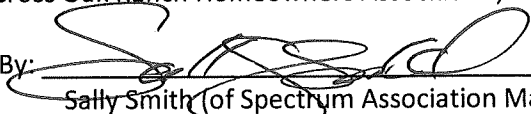
- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:
    - 1 business day = \$120.00 / 3 business days = \$95.00
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
  - Rush for Statement of Account only:
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account only:
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Capital Improvement Fee - Builder to Owner- \$200.00
- Capital Improvement Fee – Owner to Owner - \$200.00

**Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.**

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 20 day of October, 2021.

Cross Oak Ranch Homeowners Association, Inc.

By:   
Sally Smith (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 20  
October, 2021 by Sally Smith, representative of Spectrum Association

Management, the Managing Agent of Cross Oak Ranch Homeowners Association, Inc., on behalf of said association.

Jennifer Nutt  
Notary Public, State of Texas

**After Recording, Return To:**  
**Spectrum Association Management**  
**Attn: Transitions**  
**17319 San Pedro Ave., Ste. #318**  
**San Antonio, TX 78232**

