

**MANAGEMENT CERTIFICATE**

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. **Name of the Subdivision:** North Star Pointe
2. **Name of the Association:** North Star Pointe Property Owners Association, Inc.
3. **Recording Data for the Subdivision:** North Star Pointe Property Owners Association, Inc., according to the plats recorded in Volume 1605, Page 836 and Cabinet C Sleeve 194, Clerks File #378003, and Cabinet C Sleeve 093, Clerks File #378001, and Cabinet C Slide 147-151, Clerks File #389767-389771, and Cabinet C Slide 152-153, Clerks File #389773-389774, and Cabinet C Sleeve 149-150, Clerks File #368389-367370, Official Records of Wise County, Texas.
4. **Recording Data for the Declaration and Declaration amendments:** Document 367372, 378222, 378221, 391648, 367632, 390044, 390045, 391649, Official Public Records of Wise County, Texas.
5. **Name and Mailing address of the Association:** North Star Pointe Property Owners Association, Inc. c/o NTX Management Group, PO Box 1199, Lake Dallas, TX 75065
6. **Name, mailing address, phone number and email for designated representative:**
NTX Management Group
PO Box 1199
Lake Dallas, TX 75065
(940) 340-1575
northstar@northtexashoa.com
7. **Website address where all dedicatory instruments can be found:** engage.gonumerate.com/s/NorthStarPointePOA/
8. **Fees charged by Association related to a property transfer:**
HOA Transfer Fee: \$450
Resale Certificate: \$375
Resale Certificate Update: \$75
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:
\$150 1 Business Day/\$125 3 Business Days/\$100 5 Business Days
Compliance Inspection Fee (optional): \$125
Transfer: \$375

This management certificate is filed of record in Wise County, Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of the Management Certificate is filed of record, whichever is sooner.

By: Dustin Neyra, Managing Agent for North Star Property Owners Association, Inc.
Duly Authorized Agent
Signed: March 25, 2025

After Recording Return To:
NTX Mangement Group
PO Box 1199
Lake Dallas, TX 75065

THE STATE OF TEXAS

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COUNTY OF DENTON

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This instrument was signed before me on 3/25/25, and it was acknowledge that this instrument was signed by Dustin Neyra for the purposes and intent herein expressed.

Erica Port

Notary Public in and for the State of Texas

Notary Printed Name: Erica Port

My Commission Expires: 11/18/28

FILED AND RECORDED

Instrument Number: 202503831

Filing and Recording Date: 03/27/2025 08:34:45 AM Pages: 3 Recording Fee: \$29.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the RECORDS of Wise County, Texas.



Blanca Tuma, County Clerk
Wise County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE. **DO NOT DESTROY** - This document is part of the Official Record.

Deputy: chriss