

**Denton County
Juli Luke
County Clerk**

Instrument Number: 12444

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: February 06, 2025 04:26 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 12444
Receipt Number: 20250206000636
Recorded Date/Time: February 06, 2025 04:26 PM
User: Calinda B
Station: Station 20

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
MANAGEMENT CERTIFICATE
FOR
POST OAK CROSSING**

STATE OF TEXAS

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COUNTY OF DENTON

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KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for Post Oak Crossing.

1. The name of the subdivision is Post Oak Crossing Subdivision.
2. The name of the association is Post Oak Crossing.
3. The recording data for the subdivision is as follows:

Subdivision

Recording Data

Post Oak Crossing

Plat filed June 8, 1999, as Instrument No. 57814;
Plat filed June 1, 2000, as Instrument No. 50832;
Final Plat Phase C filed October 16, 2003; and
Amended Plat Block D filed March 11, 2004, Plat
Records, Denton County, Texas.

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions and Restrictions for Post Oak Crossing recorded on or about December 10, 1999, as Instrument No. 99-R8123860, Volume 4484, Page 0621 *et seq.* of the Real Property Records, Denton County.

[First] Amendment of Annexation of Phase B and Replat Amendment to Declaration of Covenants, Conditions and Restrictions for Post Oak Crossing recorded on or about May 15, 2001.

[Second] Amendment of Annexation of Phase C and Replat Amendment to Declaration of Covenants, Conditions and Restrictions for Post Oak recorded on or about December 20, 2003.

5. The name and mailing address of the association:

Post Oak Crossing
c/o RealManage
P. O. Box 803555
Dallas, Texas 75380

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Avery Guess, Assistant Community Association Manager
RealManage
P. O. Box 803555
Dallas, Texas 75380
Telephone: 866-473-2573
Email: POSOAKCR@CiraMail.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

www.ciranet.com/residentportal

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision are as follows:

Resale Certificate	\$ 375.00
Conveyance/Transfer Fee	\$ 325.00
Refinance Fee	\$ 250.00
Statement of Account	\$295.00

Resale certificates may be requested via the RealManage Closing Portal at:
www.realmanage.com/closingportal

9. For all other information, email POSOAKCR@CiraMail.com.

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 4 day of February, 2025.

POST OAK CROSSING, a Texas non-profit corporation

By: Crystal Avendaño

Printed Name: Crystal Avendaño

Title: Association Manager

ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF DENTON

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This instrument was acknowledged before me on the 4 day of February, 2025, by Crystal Avendaño, Association Manager of Post Oak Crossing, a Texas non-profit corporation, on behalf of said non-profit corporation.

Willie Delores Murray
Notary Public in and for the State of Texas
My Commission Expires: January 18, 2026

