

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
ML CROSSING HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS                         §  
COUNTIES OF DALLAS AND TARRANT §

The undersigned, being the Managing Agent for ML Crossing Homeowners Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Mira Lagos Crossing.
2. Name of Association: The name of the Association is ML Crossing Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a. Mira Lagos Crossing, a subdivision in Tarrant County, Texas according to the map or plat thereof recorded under Clerk's File No. D222167564 in the Real Property Records of Tarrant County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:\*
  - a. Documents:
    - (1) Declaration of Covenants, Conditions and Restrictions for Mira Lagos Crossing.
  - b. Recording Information:
    - (1) Dallas County Clerk's File No. 202200225688 and under Tarrant County Clerk's File No. D222206731.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is ML Crossing Homeowners Association, Inc. c/o Singer Association Management, Inc., P.O. Box 142033, Irving, Texas 75014-2033.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Singer Association

Management, Inc. Conveyance Department. Address: P.O. Box 142033, Irving, Texas 75014-2033. Phone No.: 972.402.8352. Email Address: support@singermanagement.com.

7. The Association's Dedicatory Instruments are Available to Members Online at: [www.singermanagement.com](http://www.singermanagement.com).
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

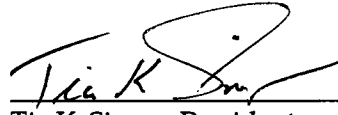
Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update Fee	\$ 75.00
Refinance Fee	\$ 70.00
Singer Transfer Fee	\$ 250.00
Payoff Statement of Account	\$ 70.00
Rush Fee	\$ 55.00 - \$110.00
Capitalization Fee [Declaration Article IV, Section 4.11]	Upon acquisition of title to a Lot by an Owner (other than Declarant or Builder as those terms are defined in the Declaration), a contribution shall be made by the purchaser to the working capital of the Association in an amount of 6 months of the full annual assessment per Lot. The Capitalization Fee for 2025 is in the amount of \$720.00. For future years, the Capitalization Fee must be verified by the Association.

[The remainder of this page left blank intentionally.]'

Executed on this 7<sup>th</sup> day of April, 2025.

**ML CROSSING HOMEOWNERS  
ASSOCIATION, INC.**

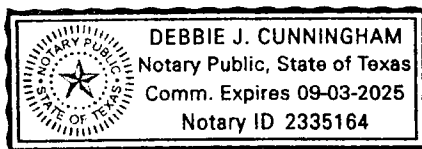
By: Singer Association Management, Inc.,  
Managing Agent


  
\_\_\_\_\_  
Tia K. Singer, President

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS       §  
  §  
COUNTY OF DALLAS       §

BEFORE ME, the undersigned notary public, on this 7<sup>th</sup> day of April, 2025 personally appeared Tia K. Singer, President of Singer Association Management, Inc., Managing Agent for ML Crossing Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



  
\_\_\_\_\_  
Notary Public in and for the State of Texas

**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202500070159

eRecording - Real Property

**Recorded On:** April 08, 2025 08:37 AM

**Number of Pages:** 4

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

**Total Recording:** \$33.00

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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:** 202500070159  
**Receipt Number:** 20250407000520  
**Recorded Date/Time:** April 08, 2025 08:37 AM  
**User:** Roger J  
**Station:** CC150

**Record and Return To:**

CSC Global



**STATE OF TEXAS  
COUNTY OF DALLAS**

**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 Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", is written over a horizontal line.