

**Henderson County
Mary Margaret Wright
County Clerk
Athens, TX 75751**

Instrument Number: 2022-00014126

As

Recorded On: 07/27/2022 03:57 PM **Recordings - Land**

Parties: POST OAK MEADOWS RANCH

To: POST OAK MEADOWS RANCH

Number of Pages: 3 Pages

Comment:

(Parties listed above are for Clerks reference only)

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

Total Recording: 30.00

File Information:

Document Number: 2022-00014126

Receipt Number: 2022-14955

Recorded Date/Time: 07/27/2022 03:57 PM

Recorded By: Sonia Gonzalez

*******DO NOT REMOVE. 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.

I hereby certify that this instrument was filed and duly recorded
in the Official Records of Henderson County, Texas



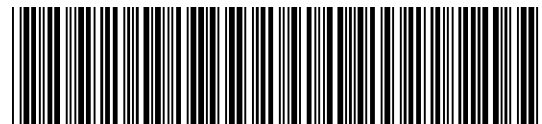
A handwritten signature in cursive script, appearing to read "Mary Margaret Wright", is written over the printed name.

County Clerk
Henderson County, Texas

Record and Return To:

EXPEDITED REAL ESTATE SERVICES
3526 LAKEVIEW PARKWAY STE B143

ROWLETT, TX 75088



POST OAK MEADOWS RANCH PROPERTY OWNERS ASSOCIATION INC MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **POST OAK MEADOWS RANCH PROPERTY OWNERS ASSOCIATION** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: Post Oak Meadows Ranch

Name of the Association: Post Oak Meadows Ranch Property Owners Association

Recording Data for Association:

The Subdivision is recorded according to the Records in Henderson County, Texas, as follows:

- (a) 662.44 acres in Henderson County Texas as further described in the Declarations

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Henderson County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions, Easements, Charges, and Liens for Post Oak Meadows Ranch Property Owners Association filed for record as Document No. 2020-00006459
- (b) Resolution of the Board of Directors for Post Oak Meadows Ranch Property Owners Association Regarding Records Production and Copying Policy filed for record as Document No. 2020-00006460
- (c) Resolution of the Board of Directors for Post Oak Meadows Ranch Property Owners Association Regarding Records Retention Policy filed for record as Document No. 2020-00006461
- (d) Resolution of the Board of Directors for Post Oak Meadows Ranch Property Owners Association Regarding Payment Plan Policy filed for record as Document No. 2020-00006462
- (e) Bylaws of Post Oak Meadows Ranch Property Owners Association filed for record as Document No. 2020-00006463

Name and Mailing Address of the Association

Post Oak Meadows Ranch Property Owners Association
c/o Principal Management Group of North Texas
801 E. Campbell Road Ste 620
Richardson, TX 75081

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Principal Management Group of North Texas
801 E. Campbell Road Ste 620
Richardson, TX 75081
214-368-4030
NTXcustomer@associa.us

Website Address of the Association

www.townsq.io
www.postoakmeadowsranch.org

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$45
Resale Certificate: \$375

Resale Certificate Update: \$75
Legacy Account Closure Fee: \$220
Refinance Statement of Account: \$75
Expediate Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1-day expediate
\$120 for 3-day expediate

Executed on this the 31 day of May 2022

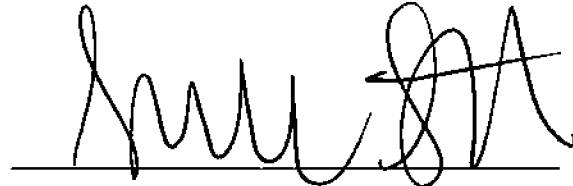
Post Oak Meadows Ranch Property Owners Association,
acting by and through its managing agent, Principal Management
Group of North Texas



Mark Southall, Branch President

STATE OF TEXAS §
 §
COUNTY OF HENDERSON §

This instrument was acknowledged before me on the 31 day of May 2022 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for Post Oak Meadows Ranch Property Owners Association, a Texas nonprofit corporation, on behalf of such corporation.



Notary Public, State of Texas

When recorded return to:
Principal Management Group of North Texas
801 E. Campbell Road Ste 620
Richardson, TX 75081

