


MARY LOUISE NICHOLSON
COUNTY CLERK

MANAGEMENT CERTIFICATE FOR POYNTER CROSSING

STATE OF TEXAS §
COUNTY OF TARRANT §

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 Management Certificate for Poynter Crossing.

1. The name of the subdivision is Poynter Crossing Addition.
2. The name of the association is Poynter Crossing Homeowners' Association.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Poynter Crossing Addition Phase I	Final Plat filed in Cabinet A, Slide 7740 on 8/23/2002.
Poynter Crossing Addition Phase II	Final Plat filed in Cabinet A, Slide 8598 on 8/28/2003.
Poynter Crossing Addition Phase III	Final Plat filed in Cabinet A, Slide 9583 on 10/4/2004.
Poynter Crossing Addition Phase IV	Final Plat filed in Cabinet A, Slide 10497 on 9/1/2005.

4. The recording data for the Declaration(s) follows:

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Poynter Crossing Homeowners' Association, Recorded in the Property Records of Tarrant County, Texas on 12/30/02.

First Annexation and Amendment to Declaration of Covenants, Conditions and Restrictions for Poynter Crossing, Recorded as Instrument Number D204033908 on 2/2/04.

Second Annexation and Amendment to Declaration of Covenants, Conditions and Restrictions for Poynter Crossing, Recorded as Instrument Number D205026308 on 2/26/05.

Third Annexation and Amendment to Declaration of Covenants, Conditions and Restrictions for Poynter Crossing, Recorded as Instrument Number D206090940 on 3/30/06.

5. Poynter Crossing Homeowner's Association, in c/o RTI/Community Management Associates, Inc., (CMA) 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093.
6. The association's designated representative is RTI/Community Management Associates, Inc. (CMA), 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093. For association information, the phone number is 972-943-2820, the email is closing@cmamanagement.com and the association's website is www.cmamanagement.com.
7. Fees charged in connection with a property transfer in the subdivision are:
 - Resale Certificate- Routine Owner Certificate \$375, Lot Purchase by Builder \$50
 - Transfer Fee: \$250
 - Foreclosure Transfer Fee: \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 26th day of December, 2024.

POYNTER CROSSING HOMEOWNERS' ASSOCIATION

By: CMA, its Manager

By: Karen Bradley

ACKNOWLEDGMENT

STATE OF TEXAS

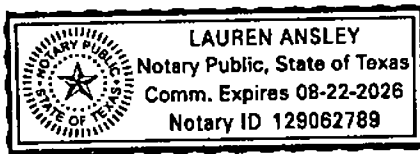
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 26th day of December, 2024, by Karen Bradley of CMA, managing agent for Poynter Crossing Homeowners' Association, a Texas non-profit corporation, on behalf of said non-profit corporation.



Lauren Ansley
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

CMA, Inc.
Attention: Lauren Ansley
1800 Preston Park Boulevard, Suite 200
Plano, Texas 75093