

\*VG-418-2021-157676\*

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**Instrument Number:** 157676

Real Property Recordings

PROPERTY ASSOC MGMT CERT

Recorded On: August 30, 2021 12:08 PM

Number of Pages: 3

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

Total Recording: \$34.00

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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: 157676  
Receipt Number: 20210830000514  
Recorded Date/Time: August 30, 2021 12:08 PM  
User: Patty M  
Station: Station 5

**Record and Return To:**

JUNCTION PROPERTY MANAGEMENT  
PO BOX 810552  
  
DALLAS TX 75381

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



**MANAGEMENT CERTIFICATE FOR SANGER TRAIL HOA**

STATE OF TEXAS

COUNTY OF Denton

Name of Subdivision: Sanger Trails

Name of Homeowners Association: Sanger Trail HOA

Address of the Homeowners Association: Sanger Trail HOA  
P.O. Box 810552  
Dallas, TX 75381-0552

Phone Number: 972-484-2060

Email address: info@junctionproperty.com

Website: www.junctionproperty.com

Recording Data for Subdivision: 2004-135183

All Recording Data for Declaration: Declaration 2004-124621

Policies 81330 – 20160707000426

Fining and Rules 20647 - 20210121000639

Mailing Address of Association or Name and Mailing Address of Managing Agent, telephone number of Managing Agent:

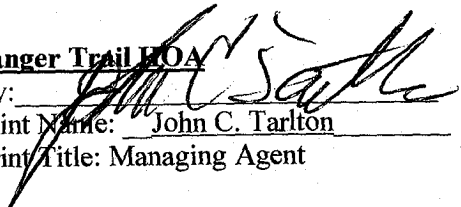
Sanger Trail HOA  
c/o Junction Property Management  
P.O. Box 810552  
Dallas, TX 75381-0552  
972-484-2060

List of Fees Associated with Property Transfer: Fee

Amount

Resale	\$300.00
Mgmt Transfer	<u>\$50.00</u>

Sanger Trail HOA

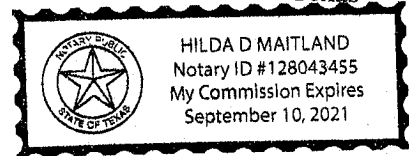
By:   
Print Name: John C. Tarlton  
Print Title: Managing Agent

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged and signed before me on the 26 day of Aug, 2021 by John Tarlton, the Managing Agent of Junction Realty, Inc. on behalf of the Association.

*Hilda D. Maitland*  
Notary Public-State of Texas



After Recording Return To:

Junction Property Management  
P.O. Box 810552  
Dallas, TX 75381-0552