

Management Certificate
For
King's Crossing Unit 21, The Village At King's Crossing

In accordance with Texas Property Code section 209.001, of the Texas Residential Property Owners protection Act, **King's Crossing Unit 21, The Village At King's Crossing**, a Texas non-profit corporation, certifies as to the following:

1. **Name of Subdivision:** King's Crossing Unit 21, The Village At King's Crossing.
2. **Name of the Association:** King's Crossing Unit 21, The Village At King's Crossing.
3. **Recording Data for the Subdivision:** The recording data for the subdivision is recorded in the Official Public Records of Nueces County, Texas; Volume 68, page 886.
4. **Recording Data for the Declaration:** The Declaration is recorded and executed on the 28th day of February, 2018 under file No. 2018008982 in Nueces County Deed Records.

5. **The name and mailing address of the Association:**

King's Crossing Unit 21, The Village At King's Crossing
c/o PMI Corpus Christi
P.O. Box 181046
Corpus Christi, TX 78480

6. **The name and mailing address of the person managing the Association:**

Jason Wendt
PMI Corpus Christi
P.O. Box 181046
Corpus Christi, TX 78480

7. **Website Address:** <https://pmicc.cincwebaxis.com/KCU>

8. **Association Property Resale and Transfer Fees:**

Resale Certificate with required documents: \$375.00

Statement of Account: \$60.00

HOA Working Capital Contribution Fee: Two-twelfths (2/12ths) of the current annual assessment

Admin Transfer Fee: \$200.00

9. **Association Resale Package Ordering:** Resale certificates are ordered online through Condo Certs at the above fees. Other fees may be charged for payment processing, rushed orders, updates, or stand-alone documents. Please refer to the Condo Certs website below to place orders and review package options. <https://pmicorpuschristi.condocerts.com/resale/>

10. Association Collection Activity Fees:

Pre-Collections 45 Day Legal Notice: \$75.00

Collections Activation Processing Fee: \$150.00

Executed on this 14 day of April, 2025.

King's Crossing Unit 21, The Village At King's Crossing,

a Texas Non-profit Corporation


By: 
Jason Wendt, Manager

The State of Texas *

County of Nueces *

This instrument was acknowledged before me on this 14 day of April, 2025, by **Jason Wendt**, Manager of King's Crossing Unit 21, The Village At King's Crossing, a Texas Non-Profit corporation, in said capacity and on behalf of said entity.




Notary Public in and for the State of TEXAS

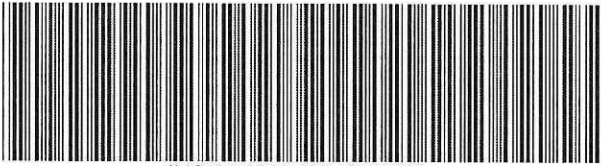
AFTER RECORDING RETURN TO:

PMI CORPUS CHRISTI

Jason Wendt

P.O. Box 181046

Corpus Christi, TX 78480



VG-85-2025-2025013250

**Nueces County
Kara Sands
Nueces County Clerk**

Instrument Number: 2025013250

Official Public Records

NOTICE

Recorded On: April 15, 2025 02:05 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$24.00



**STATE OF TEXAS
Nueces County**

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 Nueces County, Texas

Kara Sands
Nueces County Clerk
Nueces County, TX

***** **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: 2025013250
Receipt Number: 20250415000142
Recorded Date/Time: April 15, 2025 02:05 PM
User: Dusty G
Station: CLERK03

Record and Return To:

KINGS CROSSING UNIT 21