

VG-342-2022-70539

**Denton County
Juli Luke
County Clerk**

Instrument Number: 70539

Real Property Recordings

MISCELLANEOUS

Recorded On: May 10, 2022 03:19 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* 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: 70539
Receipt Number: 20220510000743
Recorded Date/Time: May 10, 2022 03:19 PM
User: Connor B
Station: Station 20

Record and Return To:

CRESCENT OAKS PROPERTY OWNERS ASSOCIATION
PO BOX 1142

LITTLE ELM TX 75068



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
CRESCENT OAKS BEACH ESTATES I & II**

STATE OF TEXAS
COUNTY OF DENTON

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records the Management Certificate for Crescent Oaks Beach Estates I and Crescent Oaks Beach Estates II.

1. The name of the subdivision is Crescent Oaks Beach Estates.
2. The name of the Association is Crescent Oaks Property Owners' Association.
3. The recording data for the subdivisions follows:
 - Warranty Deed. Document 1962-2962. Book DR Volume 480 Page 213 filed 4/17/1962
 - Plat - Crescent Oaks Beach Estates Unit I recorded 4/28/1962.
Document number 1962-3722. Book PL, Volume A, Page 102
 - Plat - Crescent Oaks Beach Estates Unit 2 recorded 3/11/1963.
Document number 1963-2001. Book PL, Volume A, Page 115
 - Special Warranty Deed. Document 1978-16522. Book DR Volume 895 Page 967 filed on 06/16/1978
4. The recording data for the Declaration(s) follows:
 - Instrument and Recording Data
 - Restrictive Covenants, Restrictions, Conditions, Easements and Reservations. Document number 4095 filed on 5/9/1963. Book DR Volume 494 Page 41.
 - Notice of Filing of Dedicatory Instruments. Document number 2017-64547 on 6/1/2017
5. Name and Mailing Address of Association
 - Crescent Oaks Property Owners' Association
 - P.O. Box 1142
 - Little Elm, Texas 75068
6. Name, Mailing Address, Telephone Number, and email address of the person managing the association or the associations designated representative
 - Crescent Oaks Property Owners Association
 - P.O. Box 1142
 - Little Elm, Texas 75068
 - Melissa Pescatello, President
 - (469) 362-4877
 - crescentoakspoa@gmail.com

7. The website address of any website on which the association's dedicatory instruments are available (in accordance with Section 207.006, Property Code)

www.copoa.net

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision

New Member Application Fee \$150

Transfer Fee \$150

Amenities Usage Fee \$58

9. Other information the association considers appropriate

Crescent Oaks Property Owners' Association is a mandatory self-managed association.

Annual Mandatory Dues \$24

Amenities Usage Fee \$58

Late Fee \$15

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 10 day of MAY, 2022.

CRESCENT OAKS PROPERTY OWNERS' ASSOCIATION

By: Melissa Pescatello, COPOA President

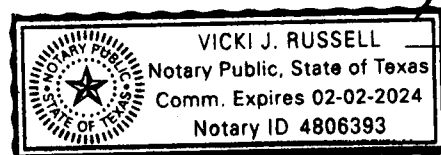
By: Melissa Pescatello, COPOA President

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF Denton

This instrument was acknowledged before me on the 10th day of May, 2022 by Melissa Pescatello of Crescent Oaks Property Owners' Association.



Vicki J Russell

Notary Public, State of Texas