

**PINECREST ESTATES**  
**Property Owners Association**



**MANAGEMENT CERTIFICATE**

The undersigned, being the Managing Agent of Pinecrest Estates Property Owners Association, submits the following information pursuant to Section 209.004 section 10 of the Texas Property Code, which supersedes any Management Certificate previously filed by the Association. It is hereby recorded in Trinity County, Texas:

1. **Name of Subdivision:** The name of the subdivision is Pinecrest Estates.
2. **Name of Association:** The name of the Association is Pinecrest Estates Property Owners Association.
3. **Recording Data For Subdivision:** Pinecrest Estates, a subdivision in Trinity County, Texas:
  - a. **Plat Records:** Volume 2, Pages 41, 51, 61 and 128
4. **Recording Data For Declaration & Amendments:**
  - a. **Bylaws:**
    - i. Amended & Recorded 09/26/2008
      1. Book 825, Page 0194
  - b. **Deed Restrictions:**
    - i. Amended & Recorded 06/29/2007
      1. Volume 798, Page 022
    - ii. Amended & Recorded 09/5/2018
      1. Volume 798, Page 018
    - iii. Amended & Recorded 10/31/2021
      1. Volume 1072, Page 0857
5. **Name, Mailing Address & Contact Information of the Association:**

Pinecrest Estates POA  
182 Poolside Drive  
Trinity, TX 75862                      Email: [pinecrest.estates@aol.com](mailto:pinecrest.estates@aol.com)      Phone: 936-594-2870  
Please note our road name recently changed from Park Dr to Poolside Dr.
6. **Name, Mailing Address & Contact Information of the Person Managing the Association:**

Pinecrest Estates POA  
**ATTN: Sitting President**  
182 Poolside Drive  
Trinity, TX 75862                      Email: [pinecrest.estates@aol.com](mailto:pinecrest.estates@aol.com)      Phone: 936-594-2870  
Please note our road name recently changed from Park Dr to Poolside Dr.
7. **Website:** All Dedicatory Instruments are available to Members to view, and can also be downloaded online at: <https://pinecrestestates.net>
8. **Transfer Fees & Unpaid Member Fees:**
  - a. There are no transfer fees charged by Pinecrest Estates P.O.A.
  - b. All monies owed to Pinecrest Estates POA for any property should be paid by the owner prior to the sale of the property. However, if past-due fees and/or late charges are still outstanding at the

time of a sale, the obligation to pay all previously accrued fees/charges associated with the property, automatically transfers to the new property owner.

c. Payments should be made out to Pinecrest Estates POA at the address listed above.

9. Maintenance Fees: \$125 per lot, annually

10. Road Fund Assessment Fees: \$100 per owner, per year (not per lot owned)

11. Other Fees:

a. There are occasionally other assessments for major repairs such as for the fishing pier or pool. These are decided and voted on prior to our annual members meeting in March of each year.

Signed by The Person Managing The Association:

*[Signature]*  
Keith Fahrenfort, Sitting President

12/17/2024  
Date

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely solely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS

COUNTY OF TRINITY

BEFORE ME, the undersigned notary public, on this 19<sup>th</sup> day of Dec 2024, personally appeared Keith Fahrenfort, President of Pinecrest Estates Property Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

at 12:20 o'clock P M  
FILED

DEC 19 2024  
COUNTY CLERK TRINITY COUNTY TEXAS  
THE STATE OF TEXAS  
COUNTY OF TRINITY

*[Signature]*  
Notary Public in and for the State of Texas

I hereby certify that the instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records of Trinity County, Texas in the Volume and Page as noted hereon by me

Shaeta Brumman  
County Clerk Trinity County  
*[Signature]*  
Deputy

