

Kaufman County  
Laura Hughes  
County Clerk

Instrument Number: 2022-0026124

Billable Pages: 4  
Number of Pages: 5

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p><b>On:</b> 07/06/2022 at 02:45 PM</p> <p><b>Document Number:</b> <u>2022-0026124</u></p> <p><b>Receipt No:</b> <u>22-20926</u></p> <p><b>Amount:</b> \$ <u>38.00</u></p> <p><b>Vol/Pg:</b> <u>V:7709 P:404</u></p>	<p>E-RECORDING</p>



STATE OF TEXAS  
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

*Laura A. Hughes*

Laura Hughes, County Clerk

Recorded By: Jacklyn Salazar, Deputy

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.

**Record and Return To:**

WINSTEAD PC - AUSTIN  
401 CONGRESS AVENUE, SUITE 21  
AUSTIN, TX 78701



**MANAGEMENT CERTIFICATE  
OF  
OAK CREEK RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Oak Creek Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Oak Creek.
2. The name of the Association: Oak Creek Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Kaufman County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Oak Creek, recorded as Document No. 2022-0025002, in the Official Public Records of Kaufman County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Oak Creek Residential Community, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Neighborhood Management, Inc.
Mailing Address:	1024 S. Greenville Ave., Suite 230, Allen, TX 75002, Attn.: Beverly Coghlan
Telephone Number:	(972) 359-1548 ext. 143
Email Address:	<u>managementcertificate@nmitx.com</u>
7. Website to access the Association's dedicatory instruments:  
<https://neighborhoodmanagement.com>

8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$400.00

Transfer Fee - \$250.00

Resale Certificate Fee - \$375.00

Refinance Fee - \$150.00

Rush Fee \$75.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

*[SIGNATURE PAGE FOLLOWS]*

EXECUTED to be effective on the date this instrument is Recorded.

OAK CREEK RESIDENTIAL COMMUNITY, INC.,  
a Texas nonprofit corporation

By: [Signature]

Name: Jed Dolson

Title: President

STATE OF TEXAS

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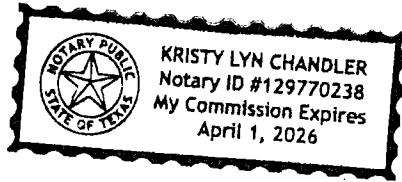
COUNTY OF Collin

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This instrument was acknowledged before me on the 23 day of June, 2022, by Jed Dolson, the President of Oak Creek Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



[Signature]  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Oak Creek, recorded as Document No. 2022-0025002, in the Official Public Records of Kaufman County, Texas.
2. Oak Creek Community Manual, recorded as Document No. 2022-0026075, in the Official Public Records of Kaufman County, Texas.
3. Oak Creek Adoption of Working Capital Assessment, recorded as Document No 2022-0026043, in the Official Public Records of Kaufman County, Texas.

ATTACHMENT 1

OAK CREEK RESIDENTIAL COMMUNITY, INC.  
MANAGEMENT CERTIFICATE

4872-8785-8203 58059-57

#2022-0026124

Filed for Record in Kaufman County TX  
07/06/2022 02:45:18 PM