

PROPERTY OWNERS ASSOCIATION 4th AMENDED MANAGEMENT CERTIFICATE FOR
OAKHURST COMMUNITY ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Montgomery §

1. Name of Subdivision: Oakhurst
2. Subdivision Location: Montgomery County
3. Name of Homeowners Association: Oakhurst Community Association, Inc.
4. Recording Data for Association: Oakhurst Community Association, Inc. has been plated and subdivided into a subdivision known as Bentwood Section One, according to the plat thereof recorded under Cabinet G, Sheets 138A through 141A of the Map Records of Montgomery County, Texas. That subdivision was previously subjected to a Master Declaration of Covenants, Conditions and Restrictions recorded under Clerk's File No. 93 51058 of the Real Property Records of Montgomery County, Texas (" Original Declaration ").
5. Recording Data for Declaration: Correction Revised and Restated Declaration of Covenants, Conditions and Restrictions for all of Oakhurst Community Association, Inc. (formally known as Bentwood Section One) is filed under Volume 468, Book 10, Pages 0154-0176 / Document No. 2003-142641

First Amendment to the Correction Revised and Restated Declaration of Covenants, Conditions and Restrictions are filed under Document No. 2011114775

Second Amendment to the Correction Revised and Restated Declaration of Covenants, Conditions and Restrictions are filed under Document No. 2014043353

Restrictive covenants and other matters concerning the Subdivision are set forth in the Revised and Restated Declaration of Covenants, Conditions and Restrictions for Oakhurst recorded under Montgomery County Clerk's File No. 2003-113282 in the Official Public Records of Montgomery County, Texas, as amended and corrected under Montgomery County Clerk's File No. 2003-142640 and 2003-142641.

Instrument to Record Dedicatory Instruments for ACG are filed under Document No. 2012106318

Instrument to Record Dedicatory Instruments for ACG are filed under Document No. 2012106316

Oakhurst Community Association, Inc. Bylaws filed under Document No. 641-00-2039

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

The below Oakhurst Community Association, Inc. Resolutions, Policies and Guidelines are filed under Document No. 2018108365.

- Billing Policy and Payment Plan Guidelines
- Records Retention Policy
- Records Inspection Policy
- Membership Voting Policy
- E-mail Registration Policy
- Religious Item Display Guidelines
- Solar Energy Device Guidelines
- Roofing Material Guidelines
- Rainwater Collection Devices Guidelines
- Flag Display Guidelines
- Drought-Resistant Landscaping and Natural Turf Guidelines
- Violation Enforcement Resolution
- Conflict of Interest Policy
- Electronic and Telephonic Action Policy
- Standby Electric Generators Guidelines
- Uncurable Violation Enforcement Resolution

Oakhurst Community Association, Inc. Fining Policy is filed under Document No. 2021094106

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners
<https://www.oakhurstatkingwoodtx.org>

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:

- 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 26th day of March, 2025.

Oakhurst Community Association, Inc.

By: Shelby Welch
 Shelby Welch (of Spectrum Association Management), Managing Agent

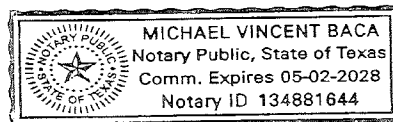
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 26,
March, 2025 by Shelby Welch, representative of Spectrum Association
 Management, the Managing Agent of Oakhurst Community Association, Inc., on behalf of said
 association.

Michael Vincent Baca
 Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232



E-FILED FOR RECORD

04/03/2025 03:41PM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

04/03/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas