



\*VG-364-2024-202400045324\*

Dallas County  
John F. Warren  
Dallas County Clerk

Instrument Number: 202400045324

Real Property Recordings

Recorded On: March 06, 2024 10:52 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

\*\*\*\*\* 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: 202400045324  
Receipt Number: 20240306000338  
Recorded Date/Time: March 06, 2024 10:52 AM  
User: Kathleen M  
Station: Cc140

**Record and Return To:**

JAMES H DECUIR JR  
3772 WATERSICE T  
  
ADDISON TX 75001



**STATE OF TEXAS**

**Dallas 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 Dallas County, Texas**

John F. Warren  
Dallas County Clerk  
Dallas County, TX

## MANAGEMENT CERTIFICATE

Oaks North Homeowner's Association, Inc, a Texas Nonprofit Corporation hereby files this management certificate pursuant to Texas Property Code 209.004

1. Name of Subdivision: Oaks North Addition
2. Name of the Association: Oaks North Homeowner's Association, Inc
3. Recording Data for the Subdivision: Plat recorded as Oaks North Addition, an Addition to the Town of Addison, Dallas County Texas at Volume 79010, Page 1955 of the Map Records, Dallas County, Texas as amended by Correction of Omission by Montfort Corp., dated November 16, 1979, recorded in Volume 79226, Page 2296, Deed Records, Dallas County, Texas
4. Recording Data for the Declaration and Amendments to the Declaration:  
Third Amended and Restated Declaration of Covenants, Conditions and Restrictions on and for Oaks North Residential Development, recorded County Clerk's File Number 201600159381, Deed Records of Dallas County, Texas

First Amendment to the Third Amended and Restated Declaration of Covenants, Conditions and Restrictions on and for Oaks North Residential Development, recorded County Clerk's File Number 202200071509, Deed Records of Dallas County, Texas

5. Name and mailing address of the Association:  
Oaks North Homeowner's Association, Inc  
14796 Lochinvar Court  
Dallas, Texas 75254
6. Name, mailing address, and e-mail address of the Association's designated representative:  
Frances Powell, President or current President  
14796 Lochinvar Court  
Dallas Texas 75254

Use the dropdown feature "contact us " on our website  
[oaksnorthaddison.com](http://oaksnorthaddison.com)

7. Website address where the Association's dedicatory instruments are available:  
[oaksnorthaddison.com](http://oaksnorthaddison.com)
8. Amount and description of any fees charged by the Association relating to a property transfer in the Subdivision: \$375 total which includes \$300 Fee for preparation of resale certificate and \$75 Transfer Fee

9. Other matters: Current annual assessment is <sup>\$172</sup>~~\$144~~. The CCRs disallow leases less than 12 months without Board Approval.

SIGNED this 29 day of FEB, 2024

Oaks North Homeowner's Association, Inc

By: 

Frances Powell, Board President

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on this 29 th day of Feb, 2024, by Frances Powell, Board President of Oaks North Homeowner's Association.



Exp. 10.19.25

Notary Public, State of Texas

After Recording , Return to:

Frances Powell  
14796 Lochinvar Court  
Dallas, Texas 75254

