

Denton County  
Juli Luke  
County Clerk

---

Instrument Number: 132529

ERecordings-RP

HOA MANAGEMENT CERTIFICATE

Recorded On: December 06, 2024 02:04 PM

Number of Pages: 5

---

" Examined and Charged as Follows: "

Total Recording: \$41.00

---

\*\*\*\*\* 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: 132529  
Receipt Number: 20241206000438  
Recorded Date/Time: December 06, 2024 02:04 PM  
User: Lisa V  
Station: Station 37

**Record and Return To:**

Simplifile



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  
SOUTH OAK HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS                   §  
  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF DENTON           §

The undersigned, being the Managing Agent of South Oak Homeowners Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1.     The name of the subdivision: South Oak
2.     The name of the Association: South Oak Homeowners Association, Inc.,
3.     The recording data for the subdivision: See Exhibit A.
4.     The name and mailing address of the Association:  
  
                                  South Oak Homeowners Association, Inc.,  
                                  c/o Neighborhood Management Inc  
                                  1024 S Greenville Ave, Suite 230  
                                  Allen, TX. 75002
5.     The name and contact information for the Managing Agent of the Association:  
  
                                  Neighborhood Management, Inc.  
                                  Beverly Coghlan  
                                  1024 S. Greenville Ave, Suite 230  
                                  Allen, TX 75002  
                                  Phone: 972-359-1548  
                                  Email Address: managementcertificate@nmitx.com
6.     Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
7.     The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:  
  
                                  Resale Certificate:       \$375.00  
                                  Transfer Fee:           \$250.00  
                                  Optional Inspection Fee: \$150.00  
                                  Working Capital       \$500.00.

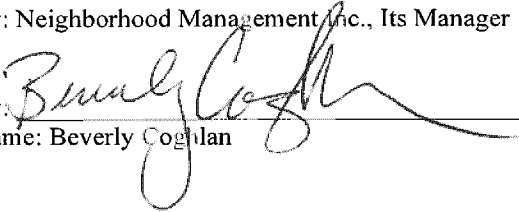
*[ACKNOWLEDGEMENT PAGE FOLLOWS]*

**ACKNOWLEDGEMENT**

The foregoing is a true and correct copy of the Management Certificate for the association identified below

**SOUTH OAK HOMEOWNERS ASSOCIATION, INC.**  
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By:   
Name: Beverly Coghlan

STATE OF TEXAS

§

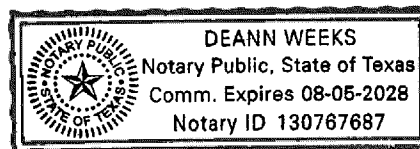
§

COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 5 day of December 2024, by Beverly Coghlan, Agent for the Association of South Oak Homeowners Association, Inc. a Texas nonprofit corporation, on behalf of said nonprofit corporation.

  
Notary Public Signature, State of Texas



**EXHIBIT A**

<b>Document</b>	<b>Recording Information</b>
South Oak, Phase 1 - August 19, 2019	Document No.2019-354
South Oak, Phase 2 - July 8, 2021	Document No.2021-274
Declaration – March 2, 2020	Document No. 2020-27464
South Oak, Phase 3 – July 26, 2024	Document No. 2024-256

