

**MANAGEMENT CERTIFICATE**  
(Texas Property Code Section 209.004)

1. Name of Subdivision: OAKWOOD ESTATES OF MARSHALL ["Subdivision"], a subdivision within the corporate limits of Marshall, Texas
2. Name of Association: Oakwood Estates of Marshall Homeowners Association Inc. ["Association"], a non-profit corporation organized under the laws of the State of Texas
3. Recording Date for Subdivision: The plat is recorded under County Clerk's Document Number 2001-01007442 and Document 1, Book PL, Volume B43B, Page 1, Official Public Records, Harrison County Texas
4. Recording Data for the Declaration and Amendments ["Declaration"] are recorded in the following Official Public Records, Harrison County, Texas:
  - a. Declaration of Covenants, Conditions and Restrictions for Oakwood Estates of Marshall, County Clerk's Document Number 2001-01007446
  - b. Amendment to Declaration of Covenants, Conditions and Restrictions for Oakwood Estates of Marshall, County Clerk's Document Number 2002-02006369
  - c. Amendment to Declaration of Covenants, Conditions and Restrictions for Oakwood Estates of Marshall, County Clerk's Document Number 2005-05012220
  - d. Amendment to Declaration of Covenants, Conditions and Restrictions for Oakwood Estates of Marshall, County Clerk's Document Number 2006-06005354
  - e. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Oakwood Estates of Marshall, County Clerk's Document Number 2012-000014660
5. Name and Mailing Address of the Association: Oakwood Estates of Marshall Homeowners Association Inc., P.O. Box 1712, Marshall, Texas 75671
6. Name, Mailing Address, Telephone Number, email address of person managing Association:  
Oakwood Estates of Marshall Homeowners Association Inc.  
P.O. Box 1712  
Marshall, Texas 75671  
Teresita Roark, President, 903-235-0498, oehoasecretary@gmail.com
7. Website Address of Association: marshalloakwoodestates.com
8. Amount, Description of Fees Charged by Association Relating to Property Transfer: The Association does not charge fees relating to property transfer as of the date of this Certificate.
9. Other Information
  - a. Bylaws ["Bylaws"] of Association: County Clerk's Document Number 2001-01007445, Official Public Records, Harrison County, Texas
  - b. Assessments payable by Owners as of the date of this Management Certificate:  
Regular Assessments  
Estate Lots (Blocks 1, 2, 5-8): All Lots, \$85 each, Monthly (Exception: One Owner, up to two Adjoining Lots, \$85 Monthly and Owner's each additional Adjoining Lot, \$42.50 Monthly)

Garden Lots (Blocks 3, 4) All Lots, \$85 each, Monthly

Special Purpose Assessments, Lawn Maintenance

Estate Lots (Blocks 1, 2, 5-8) Undeveloped Lots, \$55 each, Monthly

Garden Lots (Blocks 3, 4) Developed Lots, \$95 each, Monthly  
Undeveloped Lots, \$65 each, Monthly

- c. *Prospective purchasers are advised to examine the Declaration, Bylaws and all other dedicatory instruments, together with obtaining a resale certification from the Association and performing a comprehensive physical inspection of the lot, home and common areas prior to purchase.*

IN WITNESS WHEREOF, the undersigned President of Oakwood Estates of Marshall Homeowners Association Inc. has executed this Certificate this \_\_\_\_\_ day of September, 2023.

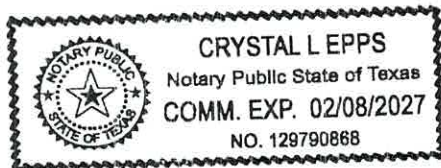
9-25-23  
Date

Teresita Roark

Teresita Roark, President  
Oakwood Estates of Marshall Homeowners Association Inc.

STATE OF TEXAS §  
§  
COUNTY OF HARRISON §

BEFORE ME, the undersigned authority, on the 25 day of September, 2023, personally appeared, Teresita Roark, to me known to be the President of Oakwood Estates of Marshall Homeowners Association Inc. and she acknowledged before me that she executed the same for the purposes therein expressed.



Crystal Epps  
Notary Public, State of Texas  
My Commission Expires: 2-8-27

RETURN TO: Oakwood Estates of Marshall Homeowners Association  
P.O. Box 1712  
Marshall TX 75671

\*\*\* DO NOT REMOVE THIS PAGE – IT IS A PART OF THIS INSTRUMENT\*\*\*

## MISCELLANEOUS

3 Pages

FILED AND RECORDED-OPR	CLERKS NOTES
On: <u>09/26/2023 11:23 AM</u>	
Document Number: <u>2023-000011467</u>	
Receipt No: <u>2312180</u>	
Amount: <u>\$ 30.00</u>	
By: <u>Jennifer Skinner</u> , Deputy	
Elizabeth James, County Clerk Harrison County, Texas	<b>"COPY"</b>



STATE OF TEXAS

COUNTY OF HARRISON

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 Harrison County, Texas.

*Elizabeth James*  
Elizabeth James, Harrison County Clerk

Record and Return To:



OAKWOOD ESTATES OF MARSHALL HOMEOWNERS ASSOCIATION  
P O BOX 1712

MARSHALL, TX 75671