

## AMENDED AND RESTATED 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.  
Assessments payable by Owners may be amended as allowed in the Declaration of Covenants, Conditions and Restrictions.  
Regular Assessments  
*Estate Lots* (Blocks 1, 2, 5-8): All Lots, \$85 each, Monthly (Exception: One Owner, up to two Adjoining Lots for the purpose of building Owner's personal residence, \$85 Monthly and Owner's each additional Adjoining Lot, \$42.50 Monthly)

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

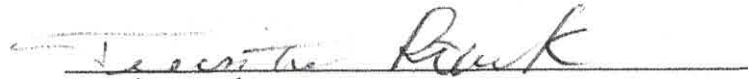
Special Purpose Assessments, Lawn Maintenance

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

Garden Lots (Blocks 3, 4) Developed Lots, \$105 each, Monthly  
Undeveloped Lots, \$80 each, Monthly

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

Updated and restated Management Certificate as of October 3, 2024.

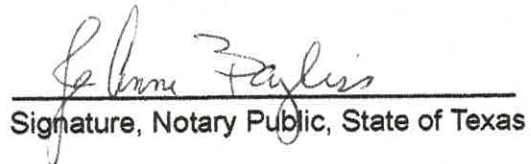


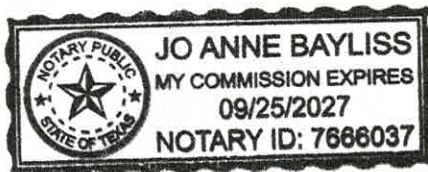
Teresita Roark  
President, Board of Directors  
Oakwood Estates of Marshall Homeowners Association

STATE OF TEXAS §  
COUNTY OF HARRISON §

BEFORE ME, the undersigned authority, personally appeared Teresita Roark to me known to be the person whose name is subscribed to the foregoing and acknowledged to me that she executed the same for the purposes therein expressed.

Given under my hand and seal of office on the 10th day of October, 2024.

  
Signature, Notary Public, State of Texas



FILE IN REAL PROPERTY RECORDS, HARRISON COUNTY, TEXAS  
RETURN TO: Oakwood Estates of Marshall Homeowners Association  
P.O. Box 1712  
Marshall TX 75671

Filed: 11/4/2024  
File No: 2024-000012708