

MANAGEMENT CERTIFICATE FOR THE OAKS

STATE OF TEXAS
COUNTY OF ELLIS

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KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for The Oaks of Red Oak Homeowners' Association, Inc..

1. The name of the subdivision is The Oaks.
2. The name of the association is The Oaks of Red Oak Homeowners' Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

The Oaks Phase 1	Final Plat filed as Document # 2316299 on 06/07/2023.
The Oaks Phase 2	Final Plat filed as Document # 2316283 on 06/07/2023.
The Oaks Phase 4	Final Plat filed as Document # 2316282 on 06/07/2023.

4. The recording data for the Declaration(s) follows:

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for The Oaks of Red Oak Homeowners' Association, Inc., Recorded in the Property Records of Ellis County, Texas as Document # 2331686 on 10/24/2023.

Amendment to Declaration of Covenants, Conditions and Restrictions for The Oaks of Red Oak Homeowners' Association, Inc., Recorded in the Property Records of Ellis Count, Texas as Document # 2336521 on 12/13/2023.

Declaration of Annexation for The Oaks of Red Oak Homeowners' Association, Inc. Recorded in the Property Records of Ellis County, Texas as Document # 2336520 on 12/13/2023.

5. The Oaks of Red Oak Homeowners' Association, Inc., in c/o RTI/Community Management Associates, Inc., (CMA) 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093.
6. The association's designated representative is RTI/Community Management Associates, Inc. (CMA), 1800 Preston Park Blvd., Suite 200, Plano, TX 75093. For association information, the phone number is 972-943-2820, the email address is closing@cmamanagement.com and the association's website is www.cmamanagement.com.
7. Fees charged in connection with a property transfer in the subdivision are:
 - Resale Certificate- Routine Owner Certificate \$375, Lot Purchase by Builder \$50
 - Transfer Fee \$175
 - Foreclosure Transfer Fee \$190
 - Working Capital: \$329.33

FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 2440108 on December 18, 2024 at 11:25 AM

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 11th day of December, 2024.

THE OAKS OF RED OAK HOMEOWNERS' ASSOCIATION, INC.

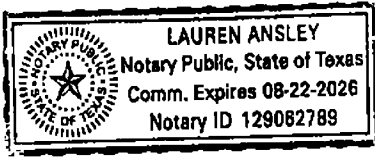
By: CMA, its Manager

By: Kaelyn Bradley

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF COLLIN §

This instrument was acknowledged before me on the 11th day of December, 2024, by Kaelyn Bradley of CMA, Manager for The Oaks of Red Oak Homeowners' Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Lauren Ansley
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
CMA, Inc.
Attention: Lauren Ansley
1800 Preston Park Boulevard, Suite 200
Plano, Texas 75093

STATE OF TEXAS COUNTY OF ELLIS
I hereby certify this instrument was filed on the date and time stamped hereon and was duly recorded in the records of Ellis County, Texas as stamped hereon.
COUNTY CLERK, ELLIS COUNTY, TEXAS



Hughes Valley