

Denton County  
Juli Luke  
County Clerk

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**Instrument Number:** 1758

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: January 06, 2023 09:32 AM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$34.00

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**\*\*\*\*\* 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: 1758  
Receipt Number: 20230106000098  
Recorded Date/Time: January 06, 2023 09:32 AM  
User: Calinda B  
Station: Station 20

**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

**CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
OAKBEND ESTATES CONDOMINIUM HOMEOWNER ASSOCIATION, INC.**

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

Pursuant to the provisions of Section 82.116 of the Texas Uniform Condominium Act, the undersigned property owners' association hereby records this Management Certificate for Oakbend Estates Condominium Homeowner Association, Inc. This instrument corrects, amends, restate, and entirely replaces all management certificates for this subdivision that were previously recorded in the Real Property Records of Denton County, Texas.

1. The name of the community is Oakbend Estates
2. The name of the association is Oakbend Estates Condominium Homeowner Association, Inc.
3. The location of the community is 301-376 Oakbend Drive, Lewisville, TX 75067
4. The recording data for the Declaration is as follows:

Instrument

Condominium Declaration for Oakbend Estates, A Condominium

Recording Data

Instrument No. 2021-78158, Real Property Recordings in Denton County on April 30, 2021.

5. The name and mailing address of the association:  
  
Oakbend Estates Condominium Homeowner Association, Inc.  
c/o Advanced Association Management, Inc.  
18208 Preston Road  
Suite D-9349  
Dallas, TX 75252
6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Michele Hernandez  
c/o Advanced Association Management, Inc.  
Attn: AAM Accounting  
18208 Preston Rd. Suite D-9349  
Dallas, TX 75252  
972-248-2238  
[michele@advancedassociationmgmt.com](mailto:michele@advancedassociationmgmt.com)

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

<https://advancedam.vmsclientonline.com>

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate Fee:	\$350.00
Expedited Fee-Delivery within 48 Hours	\$500.00
Rush Fee-Delivery within 72 Hours	\$450.00
Transfer Fee	\$250.00

9. Other information the association considers appropriate:

<https://advancedassociationmgmt.condocerts.com/resale/>

IN WITNESS WHEREOF, this Condominium Association Management Certificate is hereby executed by its duly authorized agent on this 18th day of November, 2022.

Oakbend Estates Condominium Homeowner Association, Inc. a Texas non-profit corporation

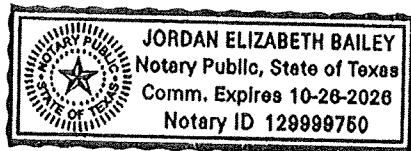
By: Michele Hernandez

Its: Duly Authorized Agent

#### ACKNOWLEDGMENT

STATE OF TEXAS            §  
  §  
COUNTY OF DENTON       §

This instrument was acknowledged before me on the 18th day of November, 2022, by Michele Hernandez, of Oakbend Estates Condominium Homeowner Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Jordan Bailey  
Notary Public in and for the State of Texas  
My Commission Expires: 10/26/2026