

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

SILVER OAK TOWNHOME COMMUNITY, INC.

MANAGEMENT CERTIFICATE

WHEREAS, Silver Oak Townhome Community, Inc. (the "Association") is a Condominium Project in Williamson County, Texas; and

WHEREAS, the Association wishes to record the Silver Oak Townhome Community, Inc. Property Owners Association Management Certificate;

NOW, THEREFORE, the Association hereby adopts the following Silver Oak Townhome Community Inc. Property Owners Association Management Certificate.

The undersigned Association gives notice in accordance with Texas Property Code §82.116.

1. Name of the Subdivision: **Silver Oaks Section 1.**
2. Legal Name of the Association: **Silver Oak Townhome Community, Inc.**
3. Recording data for the Subdivision (Plat Recording information for land subject to the deed restrictions): **Document No. 2003046030, Official Public Records of Williamson County, Texas.**
4. Recording data for the Declaration and Amendments:
 - a. Declaration of Condominium Regime for Silver Oak Townhomes, recorded as Document No. 2007074921, Official Public Records of Williamson County, Texas;
 - b. First Amendment to Declaration of Condominium Regime for Silver Oak Townhomes, recorded as Document No. 2007087106, Official Public Records of Williamson County, Texas;
 - c. Second Amendment to Declaration of Condominium Regime for Silver Oak Townhomes, recorded as Document No. 2007103463, Official Public Records of Williamson County, Texas;
 - d. Third Amendment to Declaration of Condominium Regime for Silver Oak Townhomes, recorded as Document No. 2008006506, Official Public Records of Williamson County, Texas;-
 - e. Fourth Amendment to Declaration of Condominium Regime for Silver Oak Townhomes, recorded as Document No. 2008065866, Official Public Records of Williamson County, Texas;

- f. Fifth Amendment to Declaration of Condominium Regime for Silver Oak Townhomes, recorded as Document No. 2011039702, Official Public Records of Williamson County, Texas;
 - g. Sixth Amendment to Declaration of Condominium Regime for Silver Oak Townhomes, recorded as Document No. 2011079396, Official Public Records of Williamson County, Texas;
 - h. Seventh Amendment to Declaration of Condominium Regime for Silver Oak Townhomes, recorded as Document No. 2011081416, Official Public Records of Williamson County, Texas;
 - i. Eighth Amendment to Declaration of Condominium Regime for Silver Oak Townhomes, recorded as Document No. 2012029740, Official Public Records of Williamson County, Texas;
 - j. Ninth Amendment to Declaration of Condominium Regime for Silver Oak Townhomes, recorded as Document No. 2012036410, Official Public Records of Williamson County, Texas;
 - k. Tenth Amendment to Declaration of Condominium Regime for Silver Oak Townhomes, recorded as Document No. 2012049598, Official Public Records of Williamson County, Texas;
 - l. Eleventh Amendment to Declaration of Condominium Regime for Silver Oak Townhomes, recorded as Document No. 2012055738, Official Public Records of Williamson County, Texas;
 - m. Twelfth Amendment to Declaration of Condominium Regime for Silver Oak Townhomes, recorded as Document No. 2012065764, Official Public Records of Williamson County, Texas;
 - n. Thirteenth Amendment to Declaration of Condominium Regime for Silver Oak Townhomes, recorded as Document No. 2012069846, Official Public Records of Williamson County, Texas;
5. Recording data for Additional Governing Documents:
- a. Silver Oak Townhomes Community Manual, recorded as Document No. 2007074922, Official Public Records of Williamson County, Texas;
 - b. Amendment to Bylaws of Silver Oak Townhome Community, Inc., recorded as Document No. 2014039883, Official Public Records of Williamson County, Texas;
 - c. Amendment to the Rules and Regulations of Silver Oak Townhome Community, Inc., recorded as Document No. 2014039887, Official Public Records of Williamson County, Texas.

6. Name and Mailing Address for Association:

Silver Oak Townhome Community, Inc.
 9111 Jollyville Road, Ste. 275
 Austin, Texas 78759
 512-234-3320
Lakeesha.flemming@managementtrust.com

7. Name, Mailing Address, Telephone Number, and Email Address of Association Manager:

The Management Trust
 9111 Jollyville Road, Ste. 275
 Austin, Texas 78759
 512-234-3320
Lakeesha.flemming@managementtrust.com

8. Association Website: <https://my.managementtrust.com>

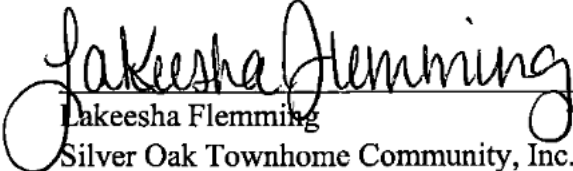
9. The amount and description of all fees or charges by the Association relating to a property transfer:

- a. Transfer Fee - \$200.00
- b. Resale Certificate - \$375.00
- c. Rush Order - \$25.00 (added to Fees)

Please plan ahead when ordering a resale certificate or update, by law the association as **10 business days** to provide the information once the request is received. The Resale certificate is a detailed document containing significant amounts of information including lot-specific information and it takes time to compile. The association has no duty to offer "rush" service. Should the association elect to offer "rush" or other expedited resale certificate processing, a fee for performing the service in an accelerated timeframe may be charged.

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining and official Resale Certificate and performing a comprehensive physical inspection of the property and common areas prior to purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the community and contact its governing association. This certificate does not purport to identify every publicly recorded document affecting the property, or to report every piece of information pertinent to the property. No person should rely on this certificate for anything other than instructions for containing the association in connection with the transfer of title. The registered agent for the association is on file with the Texas Secretary of State.

This management certificate is filed of record in Williamson County Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or successor manager, or until a termination of this Management Certificate is filed or record, whichever is sooner.

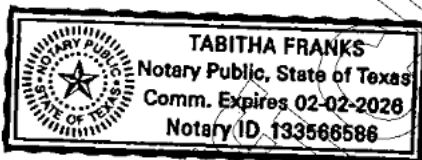

 Lakeesha Flemming
 Silver Oak Townhome Community, Inc.
 The Management Trust

ACKNOWLEDGMENT

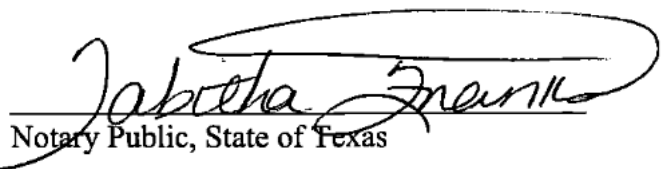
STATE OF TEXAS

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on the 14 day of August, 2025, by Lakeesha Flemming, Managing Agent of Silver Oak Townhome Community, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[SEAL]


 Notary Public, State of Texas

Tabitha Franks
 Printed or Typed Name
 My Commission Expires: 2/2/26

AFTER RECORDING, RETURN TO:
 Willatt & Flickinger, PLLC
 12912 Hill Country Blvd., Ste. F-232
 Austin, Texas 78738

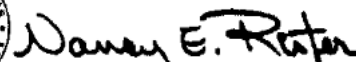
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 07/09/2025

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS 2025068775

Fee: \$37.00
 09/02/2025 09:09 AM

KOROURKE




 Nancy E. Rister, County Clerk
 Williamson County, Texas