

## **MANAGEMENT CERTIFICATE**

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. **Name of the Subdivision:** Oakwell Farms

2. **Name of the Association:** Oakwell Farms Homeowners Association

3. **Recording data for the Subdivision:**

Unit 2: Volume 9500, Pages 40-41, amended by Volume 9504, Page 25, amended by Volume 9521, Page 59, amended by Volume 9564, Page 125;

Unit 3: Volume 9500, Pages 139-141, amended by Volume 9512, Page 213;

Unit 5: Volume 9500, Page 109;

Unit 6A: Volume 9503, Pages 142-143, amended by Volume 9507, Pages 39-40, partially vacated by Volume 3492, Pages 1464-1468, amended by Volume 9511, Page 18, amended by Volume 9517, Page 99, amended by Volume 9528, Pages 120-121;

Unit 6B: Volume 9503, Page 163, partially vacated by Volume 3492, Pages 1464-1468, amended by Volume 9509, Page 145, partially vacated by Volume 9510, Page 180, amended by Volume 9518. Page 200;

Unit 6C: Volume 9514, Page 174, replatted by Volume 9532, Page 74, replatted by Volume 9538, Page 43, replatted by Volume 9546, Page 39, amended by Volume 9551, Page 56;

Unit 6D: Volume 9510, Page 180;

Unit 6E: Volume 9521, Page 176;

Unit 6F: Volume 9530, Pages 157-158;

Unit 6G: Volume 9532, Page 74;

Unit 6H: Volume 9538, Page 43;

Unit 6I: Volume 9546, Page 39. amended by Volume 9551, Page 56;

Unit 8A: Volume 9526, Page 168;

Unit 8B: Volume 9531, Page 49;

Unit 8C: Volume 9534, Page 20;

Unit 8D: Volume 9534, Page 118;

Unit 8E: Volume 9536, Page 73;

Unit 9: Volume 9510, Page 152;

Unit 9A: Volume 9514, Pages 192-194;

Unit 9A Phase II: Volume 9539, Page 44, replatted by Volume 9548, Pages 146-147;

Unit 9B Phase I: Volume 9539, Page 56, replatted by Volume 9546, Page 4, replatted by Volume 9548, Pages 146-147, replatted by Volume 9553, Page 200, replatted by Volume 9555, Page 32, replatted by Volume 9573, Page 61, amended by Volume 9590, Page 200; and,

Unit 98 Phase II: Volume 9539, Page 71, replatted by Volume 9546, Page 4, *Deed* and Plat Records of Bexar County Texas

**4. Recording data for the Declaration and Declaration amendments:**

**Unit 2:**

Declaration of Covenants, Conditions, and Restrictions of Oakwell Farm, Unit 2, executed on May 4, 1982, recorded in Volume 2577, Page 1248, et seq., Official Public Records of Real Property of Bexar County, Texas, as superseded and replaced by Amended Declaration of Covenants, Conditions and Restrictions of Oakwell Farms, Unit 2, Planned Unit Development, Bexar County, Texas, executed on January 26, 1983, recorded in Volume 2760, Page 1304, et seq., Official Public Records of Real Property of Bexar County, Texas, as amended by Amended Declaration of Covenants, Conditions and Restrictions of Oakwell Farms, Unit 2, Planned Unit Development, Bexar County, Texas, executed on July 15, 1983, recorded in Volume 2876, Page 2162, et seq., Official Public Records of Real Property of Bexar County, Texas.

**Unit 3:**

Declaration of Covenants, Conditions and Restrictions of Oakwell Farm, Unit 3 and Unit 5, etc., executed on May 4, 1982, recorded in Volume 2577, Page 1282, et seq. and corrected in Volume 2580, Page 1135, et seq., Official Public Records of Real Property of Bexar County, Texas, as superseded and replaced by Amended Declaration of Covenants, Conditions and Restrictions of Oakwell Farms Unit 3, Planned Unit Development, Bexar County, Texas, executed on July 15, 1983, recorded in Volume 2876, Page 2170, et seq., Official Public Records of Real Property of Bexar County, Texas, as amended

Notice of Correction to Amended Declaration of Covenants, Conditions and Restrictions of Oakwell Farms Unit 3, Planned Unit Development, Bexar County, Texas, executed on July 29, 1985, recorded in Volume 3478, Page 1512, et seq., Official Public Records of Real Property of Bexar County, Texas

**Unit 5:**

Declaration of Covenants, Conditions and Restrictions of Oakwell Farm, Unit 3 and Unit 5, etc., executed on May 4, 1982, recorded in Volume 2577, Page 1282, et seq. and corrected in Volume 2580, Page 1135, et seq., Official Public Records of Real Property of Bexar County, Texas

**Unit 6A:**

Declaration of Covenants, Conditions and Restrictions of Oakwell Farms, Unit 6A, Tract XIII A, executed on September 14, 1983, recorded in Volume 2939, Page 56, et seq., Official Public Records of Real Property of Bexar County, Texas, as superseded and replaced by Amended Declaration of Covenants, Conditions and Restrictions of Oakwell Farms, Unit 6-A, Planned Unit Development, Bexar County, Texas, executed on October 19, 1984, recorded in Volume 3239, Page 2081, et seq., Official Public Records of Real Property of Bexar County, Texas, as amended by Notice of Correction to Amended Declaration of Covenants, Conditions and Restrictions of Oakwell Farms, Unit 6-A, Planned Unit Development, Bexar County, Texas, executed on October 23, 1984, recorded in Volume 3253, Page 2100, et seq., Official Public Records of Real Property of Bexar County, Texas, as further amended by Clarification of Amended Declaration of Covenants, Conditions and Restrictions of Oakwell Farms, Unit 6-A, Planned Unit Development, Bexar County, Texas, executed on November 16, 1990, recorded in Volume 4960, Page 403, et seq., Official Public Records of Real Property of Bexar County, Texas

**Unit 6A (Lots 114-130, 132-138 only):**

Declaration of Covenants, Conditions and Restrictions of Oakwell Farms, Unit 6A, Tract XIII A, executed on September 14, 1983, recorded in Volume 2939, Page 56, et seq., Official Public Records of Real Property of Bexar County, Texas, as superseded and replaced by Amended Declaration of Covenants, Conditions and Restrictions of Oakwell Farms, Unit 6-A, Planned Unit Development, Bexar County, Texas, executed on October 19, 1984, recorded in Volume 3239, Page 2081, et seq., Official Public Records of Real Property of Bexar County, Texas, as amended by Notice of Correction to Amended

Declaration of Covenants, Conditions and Restrictions of Oakwell Farms, Unit 6-A, Planned Unit Development, Bexar County, Texas, executed on October 23, 1984, recorded in Volume 3253, Page 2100, et seq., Official Public Records of Real Property of Bexar County, Texas, as further amended by Clarification of Amended Declaration of Covenants, Conditions and Restrictions of Oakwell Farms, Unit 6-A, Planned Unit Development, Bexar County, Texas, executed on November 16, 1990, recorded in Volume 4960, Page 403, et seq., Official Public Records of Real Property of Bexar County, Texas, as supplemented by First Supplement to Amended Declaration of Covenants, Conditions and Restrictions for Oakwell Farms Unit 6-A, Planned Unit Development, (Supplemental provisions as to Lots 114-130 and 132-138 only), executed on September 15, 1994, recorded in Volume 6206, Page 569, et seq., Official Public Records of Real Property of Bexar County, Texas

Unit 6B and Unit 6F:

Declaration of Covenants, Conditions and Restrictions of Oakwell Farms, Unit 6B, Tract XIII-B and A 0.086 Acre Tract, executed on September 14, 1983, recorded in Volume 2939, Page 77, et seq., Official Public Records of Real Property of Bexar County, Texas, as superseded and replaced by Amended Declaration of Covenants, Conditions and Restrictions of Oakwell Farms, Unit 6-B, Planned Unit Development, Bexar County, Texas, executed on October 19, 1984, recorded in Volume 3240, Page 1, et seq., Official Public Records of Real Property of Bexar County, Texas

Unit 6G:

Declaration of Covenants, Conditions and Restrictions of Oakwell Farms, Unit 6A, Tract XIII-A, executed on September 14, 1983, recorded in Volume 2939, Page 56, et seq., Official Public Records of Real Property of Bexar County, Texas, as superseded and replaced by Declaration of Covenants, Conditions and Restrictions for Oakwell Farms, Unit-6G, Planned Unit Development, Bexar County, Texas and Annexation to Oakwell Farms Homeowner's Association, executed on July 31, 1995, recorded in Volume 6498, Page 1030, et seq., Official Public Records of Real Property of Bexar County, Texas

Unit 6H:

Declaration of Covenants, Conditions and Restrictions for Oakwell Farms, Unit-6H, Planned Unit Development, Bexar County, Texas, and Annexation to Oakwell Farms Homeowners Association, (Superseding and Replacing All Prior Covenants), executed on October 7, 1997, recorded

Unit 6I:

Declaration of Covenants, Conditions and Restrictions for Oakwell Farms, Unit 6I, Planned Unit Development, and Annexation to Oakwell Farms Homeowners Association, (Superseding and Replacing All Prior Covenants), executed on February 1, 2000, recorded in Volume 8312, Page 1090, et seq., Official Public Records of Real Property of Bexar County, Texas

Unit 8A:

Declaration of Covenants, Conditions and Restrictions of Oakwell Farm, executed on May 4, 1982, recorded in Volume 2577, Page 1231, et seq., Official Public Records of Real Property of Bexar County, Texas, as superseded and replaced by Amended Declaration of Covenants, Conditions and Restrictions of Oakwell Farms, Unit 8A, Planned Unit Development, and Annexation to Oakwell Farms Homeowners Association (Superseding and Replacing Prior Covenants), executed on March 12, 1993, recorded in Volume 5648, Page 67, et seq., Official Public Records of Real Property of Bexar County, Texas

Unit 8B:

Declaration of Covenants, Conditions and Restrictions of Oakwell Farm, executed on May 4, 1982, recorded in Volume 2577, Page 1231, et seq., Official Public Records of Real Property of Bexar County, Texas, as superseded and replaced by Declaration of Covenants, Conditions and Restrictions for Oakwell Farms Unit-SB, Planned Unit Development and Annexation to Oakwell Farms Homeowners Association, (Superseding and Replacing All Prior Covenants), executed on February 21, 1995, recorded in Volume 6348, Page 2069, et seq., Official Public Records of Real Property of Bexar County, Texas

Unit SC:

Declaration of Covenants, Conditions and Restrictions of Oakwell Farm, executed on May 4, 1982, recorded in Volume 2577, Page 1231, et seq., Official Public Records of Real Property of Bexar County, Texas, as amended by the Declaration of Covenants, Conditions and Restrictions for Oakwell Farms, Unit-SC, Planned Unit Development and Annexation to Oakwell Farms Homeowners Association, (Superseding and Replacing All Prior Covenants), executed on April 16, 1996, recorded in Volume 6732, Page 1456, et seq., Official Public Records of Real Property of Bexar County, Texas

**Unit9A:**

Declaration of Covenants, Conditions and Restrictions of Oakwell Farm, executed on May 4, 1982, recorded in Volume 2577, Page 1231, et seq., Official Public Records of Real Property of Bexar County, Texas, as superseded and replaced by Amended Declaration of Covenants, Conditions and Restrictions of Oakwell Farms, Unit 9-A, Planned Unit Development, San Antonio, Bexar County, Texas, recorded on December 17, 1986, recorded in Volume 3890, Page 365, et seq., Official Public Records of Real Property of Bexar County, Texas

**Unit 9A, Phase II:**

Declaration of Covenants, Conditions and Restrictions for Oakwell Farms Unit-9A, Phase II, Planned Unit Development and Annexation to Oakwell Farms Homeowners Association, (Superseding and Replacing All Prior Covenants), executed on January 30, 1998, recorded in Volume 7346, Page 1203, et seq., Official Public Records of Real Property of Bexar County, Texas

**Unit 9B, Phase I:**

Declaration of Covenants, Conditions and Restrictions for Oakwell Farms Unit 9B-Phase I, Planned Unit Development and Annexation to Oakwell Farm Homeowners Association, (Superseding and Replacing All Prior Covenants), executed on April 29, 1998, recorded in Volume 7472, Page 907, et seq., Official Public Records of Real Property of Bexar County, Texas

**Unit 9B, Phase II:**

Declaration of Covenants, Conditions and Restrictions for Oakwell Farms, Unit 9B-Phase II, Planned Unit Development and Annexation to Oakwell Farms Homeowners Association, (Superseding and Replacing All Prior Covenants), executed on April 29, 1998, recorded in Volume 7472, Page 929, et seq., Official Public Records of Real Property of Bexar County, Texas

**5. Name and mailing address of the Association:** Oakwell Farms Homeowners Association, c/o Goodwin & Company, PO Box 203310, Austin, TX 78720

**6. Name, mailing address, phone number & email for designated representative:**

**Goodwin & Company**  
**PO Box 203310, Austin, TX**  
**855.289.6007**  
**Info@goodwin-co.com**

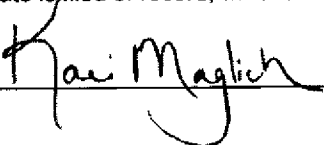
**7. Website address where all dedicatory instruments can be found:**

<https://soakf.sites.townsq.io/> or <https://goodwin-co.com/> , use the "find my community" search bar to locate the community webpage

**8. Fees charged by Association related to a property transfer:**

Working Capital: \$300  
Resale Certificate: \$375  
Resale Certificate Update: \$75  
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:  
- 1 business day: \$350 / 3 business days: \$250 / 5 business days: \$150 / 7 business days: \$100  
Compliance Inspection Fee (optional): \$150  
Transfer Fee: \$340

This management certificate is filed of record in Fort Bend 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 a successor manager, or until a termination of this Management Certificate is filed of record, whichever is sooner.

  
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By: Kaci Maglich, Managing Agent for Oakwell Farms Homeowners Association,  
Duly Authorized Agent  
Signed: July 28, 2025

**AFTER RECORDING RETURN TO:**

**Goodwin & Company  
PO Box 203310  
Austin, TX 78720-3310**

STATE OF TEXAS

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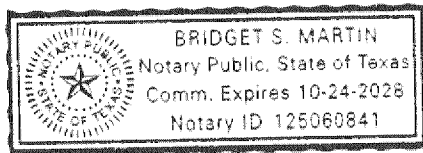
COUNTY OF FORT BEND

This instrument was signed before me on July 28, 2025, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

*Bridget Martin*

Notary Public in and for the State of Texas  
Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028



**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20250140129  
**Recorded Date:** July 31, 2025  
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**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 7/31/2025 2:37 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk