

**MANAGEMENT CERTIFICATE
OF
THE OAKS RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of The Oaks Residential Community, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: The Oaks at North Grove.
2. The name of the Association: The Oaks Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Ellis County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for The Oaks at North Grove, recorded as Document No. 2218492 in the Official Public Records of Ellis County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: The Oaks Residential Community, Inc., c/o Legacy Southwest Property Management, LLC, 8668 John Hickman Parkway, Suite 801, Frisco, TX 75034.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	The Oaks Residential Community, Inc., c/o Legacy Southwest Property Management, LLC
Mailing Address:	8668 John Hickman Parkway, Suite 801, Frisco, TX 75034
Attn.:	Danielle Lascalare
Telephone Number:	(214) 705-1615
Email Address:	propertymanagement@northgrovehoa.com

7. Website to access the Association's dedicatory instruments:
<http://www.northgrovehoa.com/>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$300.00

Transfer Fee - \$150.00

Resale Certificate Fee - \$250.00

The Association fees cover all costs that the Association incurs related to a property transfer in the **subdivision**.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

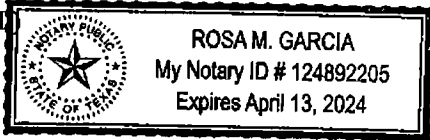
THE OAKS RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: [Signature]
Name: Clayton Snodgrass
Title: Director

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 20th day of April 2022, by Clayton Snodgrass, the Director of The Oaks Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:
Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for The Oaks at North Grove, recorded as Document No. 2218492 in the Official Public Records of Ellis County, Texas.
2. The Oaks at North Grove Community Manual, recorded as Document No. 2218970 in the Official Public Records of Ellis County, Texas.
3. The Oaks at North Grove Adoption of Working Capital Assessment, recorded as Document No. 2218971 in the Official Public Records of Ellis County, Texas.

FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 2219120 on May 6, 2022 at 4:05 PM

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



Hugo Velazquez

ATTACHMENT 1

THE OAKS RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE