

Henderson County
Mary Margaret Wright
County Clerk
Athens, TX 75751

Instrument Number: 2022-00007690

As

Recorded On: 04/25/2022 09:56 AM Recordings - Land

Parties: OAK HARBOR ET AL

To: PUBLIC

Number of Pages: 3 Pages

Comment:

(Parties listed above are for Clerks reference only)

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

Total Recording: 30.00

File Information:

Document Number: 2022-00007690

Receipt Number: 2022-08144

Recorded Date/Time: 04/25/2022 09:56 AM

Recorded By: Sonia Gonzalez

*****DO NOT REMOVE. 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.

I hereby certify that this instrument was filed and duly recorded
in the Official Records of Henderson County, Texas



A handwritten signature in cursive script, appearing to read "Mary Margaret Wright", is written over the printed name.

County Clerk
Henderson County, Texas

Record and Return To:

OAK HARBOR / TANGLEWOOD SHORES
PO BOX 395

MABANK, TX 75156



PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

1. NAME OF SUBDIVISION
OAK HARBOR/TANGLEWOOD SHORES
2. NAME OF ASSOCIATION
OAK HARBOR OWNERS ASSOCIATION
3. ASSESSMENTS
YEARLY ASSESSMENTS ARE \$50.00 PER LOT; FOR LOTS OWNED BY THE SAME PERSON AND ARE NEXT TO EACH OTHER, IT IS \$25.00 PER LOT PER YEAR.
4. RECORDING DATA OF THE DECLARATION
RESTRICTIONS FOR OAK HARBOR/TANGLEWOOD SHORES MAY BE OBTAINED AT THE COUNTY CLERKS OFFICE AT THE COURTHOUSE IN ATHENS. VOLUME 652, PAGE 388.
5. NAME AND MAILING ADDRESS OF THE SUBDIVISION
ASSOCIATION
OAK HARBOR OWNERS' ASSOCIATION
P.O. Box 395
MABANK, TEXAS 75156
6. NAME, MAILING ADDRESS, TELEPHONE NUMBER, AND EMAIL
OF THE PERSON MANAGING THE SUBDIVISION OR ITS
DESIGNATED REPRESENTATIVE.
GLENN HUGHES
244 PALISADE LOOP
MABANK, TX 75156
glennhughes49@yahoo.com
7. WEBSITE ADDRESS
WWW.OAKHARBORPOA.COM
8. TRANSFER FEES
A TRANSFER FEE OF \$100.00 IS PAYABLE TO THE ASSOCIATION FOR PREPARATION OF THE RE-SALE CERTIFICATE. PERMIT FEES ARE \$25.00 AND \$50.00 ACCORDING TO THE SIZE OF THE CONSTRUCTION PROJECT
9. OTHER INFORMATION
THE ASSOCIATION DOES NOT RETAIN THE SERVICES OF A PROFESSIONAL MANAGER. QUESTIONS MAY BE DIRECTED TO THE ASSOCIATION WEBSITE AT WWW.OAKHARBORPOA.COM OR BY TELEPHONE OF THE PRESIDENT, GLENN HUGHES 972-742-5319,

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

PROSPECTIVE PURCHASERS ARE ADVISED TO INDEPENDENTLY EXAMINE THE DECLARATION, BYLAWS AND OTHER DEDICATORY INSTRUMENTS OF THE ASSOCIATION AND BY PERFORMING A COMPREHENSIVE PHYSICAL EXAMINATION OF THE LOT/HOME AND COMMON AREAS, PRIOR TO PURCHASE.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SIGNED OUR NAMES AS PRESIDENT AND SECRETARY OF SAID ASSOCIATION THIS 25 DAY OF April, 2022.

Glenn Hughes

GLENN HUGHES, PRESIDENT

APR 25, 2022

DATE

Nelda Edwards

NELDA EDWARDS, SECRETARY

4/25/2022

DATE

THE STATE OF TEXAS }
COUNTY OF HENDERSON }

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared

Glenn Hughes and Nelda Edwards known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office this 25 day of April, 2022 JS

Judith M. DeChant
Notary Public, State of Texas

