

**PROPERTY OWNERS' ASSOCIATION**  
**MANAGEMENT CERTIFICATE**

**for**

**SHERWOOD OAKS PROPERTY OWNERS ASSOCIATION**  
**(In Compliance with *Section 209.004 of Title 11 of the Texas Property Code*)**

THE STATE OF TEXAS     §  
                                     §  
COUNTY OF HARRIS     §

SHERWOOD OAKS PROPERTY OWNERS ASSOCIATION (the "Association") is a Texas Non-Profit Corporation and a property owners' association. The Association's information required by *Section 209.004 of Title 11 of the Texas Property Code*, and certain other information the Association considers appropriate, is set forth herein. The undersigned, being the Association's President, submits this amended/updated Management Certificate on behalf of the Association. This instrument supersedes any prior Management Certificate(s) filed by the Association. The Association certifies as to the following:

1. The name(s) of the Subdivision(s) is/are Sherwood Oaks, Sections One (1) and Two (2).
2. The name of the Association is SHERWOOD OAKS PROPERTY OWNERS ASSOCIATION.
3. The recording data (i.e., Map or Plat reference) for each Section of the Subdivision is as follows:

**Map(s) or Plat(s) Records of Harris County, Texas:**

- (i) Sherwood Oaks [sometimes referred to as, Sherwood Oaks Section One (1)] - Volume 104, Page 57.
- (ii) Sherwood Oaks, Section Two (2) - Volume 119, Page 13.

4. The recording data for the Declaration (which may be referred to as the "Declaration," the "Restrictions," the "Deed Restrictions," the "Covenants, Conditions and Restrictions," the "Restrictions and Covenants" or the "CC&Rs") for each Section of the Subdivision, including Amendments, Modifications and/or Supplements as applicable, is as follows:

**Declarations (Deed Records of Harris County, Texas):**

- (i) Sherwood Oaks, Section One (1) and Section Two (2) - County Clerk's File No. B890034, recorded at Volume 5524, Page 377 *et seq.* and at Volume 5632, Page 95 *et seq.*
- (ii) Amendment to Restrictions for Sherwood Oaks - County Clerk's File No. B943513, recorded at Volume 5632, Page 95 *et seq.*
- (iii) First Amendment to Restrictions for Sherwood Oaks, Sections One (1) and Two (2) - County Clerk's File No. W673184.

5. The name and mailing address of the Association is: SHERWOOD OAKS PROPERTY OWNERS ASSOCIATION, P. O. Box 19106, Houston, Texas 77224.
6. The name, mailing address, telephone number, and e-mail address of the Association's designated representative is: Patrick Flynn, Association President, P. O. Box 19106, Houston, Texas 77224, Telephone No. 713.419.0213, e-mail address [sherwoodoaks77043@gmail.com](mailto:sherwoodoaks77043@gmail.com).
7. The Association's website is [www.SherwoodOaks.org](http://www.SherwoodOaks.org), and true and correct copies of the Association's dedicatory instruments are accessible to Association Members on this website.
8. The Amount and Description of Fees Charged by the Association relating to a Property Transfer in the Subdivision: A complete list of the fees and charges the Association may assess to be collected prior to or at the closing of a sale or refinance of a property in the Subdivision(s) is as follows: a) regarding a sale, an administrative Transfer Fee in the amount of \$250.00 is charged, payable to Sherwood Oaks Property Owners Association; b) regarding a refinance, an administrative refinance fee in the amount of \$75.00 is charged, payable to Sherwood Oaks Property Owners Association; and c) if a Resale Certificate is requested, the fee for a Resale Certificate is \$75.00, payable to Sherwood Oaks Property Owners Association, and the fee for an updated Resale Certificate is \$50.00, payable to Sherwood Oaks Property Owners Association. The Association may require payment before beginning the process of providing a Resale Certificate but may not process such payment until the Certificate is available for delivery. A written request which does not specify the name and location to which the information is to be sent is not effective.
9. Other information the Association considers appropriate is as follows: (i) Meetings of the Association's Board of Directors are generally held at the residence of the Association's President. The Association does not retain the services of a professional Manager. Any questions regarding the Association may be directed to the Association's Board of Directors and/or Officers listed on the Association's website; and (ii) a true and correct copy of this recorded and file-stamped amended/updated Management Certificate will also be electronically filed with the Texas Real Estate Commission ("TREC") so that the TREC may make the data accessible to the general public through its Internet website.

SIGNED on this the 24 day of March, 2024.

**SHERWOOD OAKS PROPERTY OWNERS  
ASSOCIATION**  
(a Texas Non-Profit Corporation)

By:   
PATRICK FLYNN, President

**(Acknowledgment is Contained on Page 3 Hereof)**

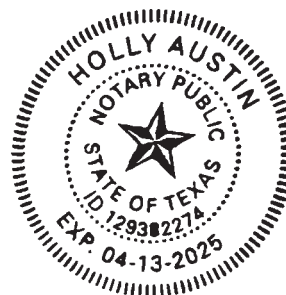
**ACKNOWLEDGMENT**

**THE STATE OF TEXAS     §  
                                     §  
COUNTY OF HARRIS     §**

**BEFORE ME**, the undersigned notary public, on this the 24<sup>th</sup> day of March, 2024, personally appeared PATRICK FLYNN, President of SHERWOOD OAKS PROPERTY OWNERS ASSOCIATION (the "Association," a Texas Non-Profit Corporation and a Texas property owners' association), a person known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed, on behalf of said Association.

Holly Austin  
**NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS**

**After recording, return to:**  
Sherwood Oaks Property Owners Association  
P. O. Box 19106  
Houston, Texas 77224



**Sherwood Oaks Property Owners Association - Management Certificate**

RP-2024-116028

RP-2024-116028  
# Pages 4  
04/02/2024 02:19 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$33.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

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.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2024-116028