

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
OAKWOOD ESTATES COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for Oakwood Estates Community Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas (the "**Association**"), submits the following information pursuant to Section 209.004 of the Texas Property Code, which information supersedes the information in any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Oakwood Estates.
2. Name of Association: The name of the Association is Oakwood Estates Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Oakwood Estates, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 699602 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Oakwood Estates, Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 704860 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Oakwood Estates, Section Three (3), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 707029 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Oakwood Estates, Section Four (4), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 710630 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

RP-2025-112574

4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Oakwood Estates.
 - (2) Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Oakwood Estates Section 2.
 - (3) Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Oakwood Estates Section 3.
 - (4) Supplemental Amendment to the Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Oakwood Estates, Section 4.
 - b. Recording Information:
 - (1) Harris County Clerk's File No. RP-2024-429431.
 - (2) Harris County Clerk's File No. RP-2023-368045.
 - (3) Harris County Clerk's File No. RP-2024-335628.
 - (4) Harris County Clerk's File No. RP-2025-94746.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Oakwood Estates Community Association, Inc. c/o Community Solutions Unlimited, LLC, P.O. Box 5191, Katy, Texas 77491.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Community Solutions Unlimited, LLC. Address: P.O. Box 5191, Katy, Texas 77491. Phone No.: 713.429.5440. Email Address: service@csutx.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.csutx.com.
8. The amount and description of the fees and other charges charged by the Association in connection with a property transfer are as follows:

Description	Fee
Resale Certificate Fee	\$ 250.00
Refinance Fee	\$ 75.00
Transfer Fee	\$ 250.00

<p>Capitalization Fee [Declaration Article XV, Section E]</p>	<p>Each Grantee acquiring title to a Lot within the Property agrees to pay to the Association a Capitalization Fee in an amount equal to 100% of the then-current Annual Assessment rate charged to Owners other than Builders, plus 100% of the then-current Service Area Assessment rate, if applicable. Some exemptions apply. The Capitalization Fee is payable to the Association on the date of the transfer of title to a Lot. The Capitalization Fee for 2025 is \$580.00 plus 100% of the Service Area Assessment rate, if applicable. For future years, the Capitalization Fee amount must be confirmed with the Association.</p>
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[SIGNATURE PAGE FOLLOWS]

Executed on this 28 day of March, 2025.

OAKWOOD ESTATES COMMUNITY
ASSOCIATION, INC.

By: Community Solutions Unlimited, LLC,
Managing Agent

By R. W.

Printed: Rachel Schunk

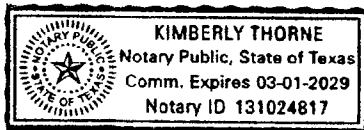
Its: Agent

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

BEFORE ME, the undersigned notary public, on this 28 day of March, 2025 personally appeared Rachel Schunk, President/CEO of Community Solutions Unlimited, LLC, Managing Agent for Oakwood Estates Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

Kimberly Thorne
Notary Public in and for the State of Texas



RP-2025-112574
Pages 5
03/28/2025 12:53 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$37.00

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

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