

AFTER RECORDING RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201**

STATE OF TEXAS

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COUNTY OF PARKER

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**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
SANCTUARY OAKS HOA, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "Certificate") is made on behalf of SANCTUARY OAKS HOA, INC., a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, 4 Way Land & Cattle, LLC, a Texas limited liability company, as Declarant, previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Sanctuary Oaks, recorded as Instrument No. 201410598, *et seq.*, filed on June 3, 2014, in the Official Public Records of Parker County, Texas (the "Declaration") including any amendments thereof or supplements thereto are incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision.** The name of the subdivision which is the subject of the Declaration is Sanctuary Oaks Addition.

2. **Name and Mailing Address of the Association.** The name of the Association is the Sanctuary Oaks HOA, Inc., and its mailing address is P. O. Box 51555, Denton, Texas 76206.

3. **Recording Data for the Subdivision.** The recording data for the subdivision is Sanctuary Oaks Addition, an Addition to the City of Sanctuary Oaks, Parker County, Texas, according to the Plat recorded on April 11, 2014 as Document No. 201406788 in the Official

Public Records of Parker County, and any amendments thereof or supplements thereto recorded in the Official Public Records of Parker County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded as Instrument No. 201410598, *et seq.*, in the Official Public Records of Parker County, Texas; and that certain Supplement to the Declaration of Covenants, Conditions and Restrictions for Sanctuary Oaks, filed as Instrument No. 201927170, in the Official Public Records of Parker County, Texas; and that certain Supplement to the Declaration of Covenants, Conditions and Restrictions for Sanctuary Oaks, filed as Instrument No. 202012108, in the Official Public Records of Parker County, Texas, as supplemented or amended thereto, is incorporated herein for all purposes.

5. **Name and Contact Information for the Managing Agent of the Association.** The current name and mailing address for the Association is c/o Secure Association Management, P. O. Box 51555, Denton, Texas 76206, and telephone (940) 497-7328.

6. **Website.** The Association's website may be found at www.SanctuaryOaksHOA.com.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) up to \$375.00 as resale certificate fee; (ii) fees for resale certificate update: (a) 1-14 days from issuance – no charge (b) 14-45 days from issuance - \$50.00; (c) 45-90 days from issuance - \$75.00; (iii) rush fees: (a) 1 business day - \$125.00; (b) 3 business days - \$75.00; (c) 5 business days - \$50.00; (iv) 3 day shipping fee - \$45.00; (v) up to \$275.00 transfer fee following foreclosure; (vi) up to \$150.00 inspection fee; and (vi) up to \$100 acquisition fee.

8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o Secure Association Management via <http://www.secure-mgmt.com/> or e-mail at resale@secure-mgmt.com. The phone number for Secure Association Management is (940) 497-7328.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code.

ASSOCIATION:

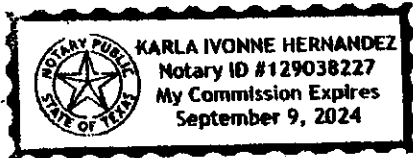
SANCTUARY OAKS HOA, INC.,
a Texas non-profit corporation

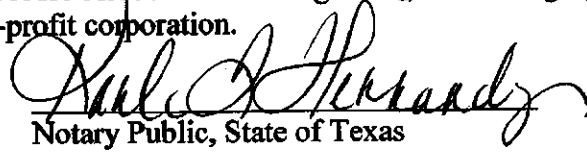
By: Secure Association Management
Its: Managing Agent

By: 
John MacKenzie, Community Manager

STATE OF TEXAS §
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COUNTY OF DENTON §

This instrument was acknowledged before me on the 21st day of August 2021,
by John MacKenzie, Community Manager with Secure Association Management, the Managing
Agent of Sanctuary Oaks HOA, Inc., a Texas non-profit corporation.




Notary Public, State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Lila Deakle

202134306

08/31/2021 01:22:04 PM

Fee: \$39.00

Lila Deakle, County Clerk

Parker County, Texas

CERTIFICAT