

VG-41-2021-27476

Midland County
Alison Haley
Midland County Clerk

Instrument Number: 27476

Real Property Recordings

Recorded On: September 01, 2021 03:44 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording \$30.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

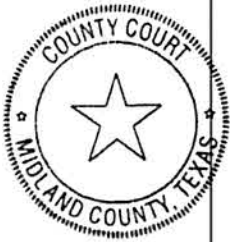
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 27476
Receipt Number: 20210901000165
Recorded Date/Time: September 01, 2021 03:44 PM
User: Cristina G
Station: cc10286

Record and Return To:

SHULER ASSOCIATION MANAGEMENT INC
P.O. BOX 136
GARDENDALE TX 79758



STATE OF TEXAS

Midland County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Midland County, Texas

Alison Haley
Midland County Clerk
Midland County, TX

**PROPERTY OWNERS ASSOCIATION 6th AMENDED MANAGEMENT CERTIFICATE FOR
MOCKINGBIRD OAKS HOMEOWNERS ASSOCIATION, INC.**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates recorded for this association

Per Texas Property Code 209.004 (effective September 1, 2021) "The County Clerk of each county in which a Management Certificate is recorded as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

THE STATE OF TEXAS §
§
COUNTY OF MIDLAND §

1. Name of Subdivision: Mockingbird Oaks
2. Subdivision Location: Midland County
3. Name of Homeowners Association: Mockingbird Oaks Homeowners Association, Inc.
4. Recording Data for Association: Recorded as Instrument Number 2012-7916, Plat Records Cabinet I, Page 111; Instrument Number 2014-4791, Plat Records Cabinet H, Page 248.
5. Recording Data for Declaration: Declaration of Community Guidelines Covenants, Conditions, Restrictions are recorded as Instrument Number 2012-8942, Amended and Restated Declaration is recorded as Instrument Number 2013-4441; Amended and Restated Declaration recorded as Instrument Number 2017-25494.
6. Certificate of Formation filed with the Secretary of the State of Texas is recorded as Instrument Number 2015-710; Amended and Restated Certificate of Formation is recorded as Instrument 2017-25493.

Bylaws are recorded as Instrument Number 2015-710; Bylaws amended and recorded as Instrument Number 2017-5039; Bylaws amended and recorded as Instrument Number 2017-25492.

Resolutions/Policies Guidelines: All are recorded as Instrument Number 2015-12018

Collection Policy

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Membership Voting Policy

Guidelines for Drought Resistant Landscaping and Natural Turf

Conflicts of Interest Policy

Guidelines for Flag Display

Religious Items Display Guidelines

Solar Energy Device Guidelines

Roofing Material Guidelines

Rainwater Collection Guidelines

Application of Payments Policy

Violation Enforcement Policy

Violation Enforcement Policy, Violation Schedule and Forced Maintenance Procedure are recorded as Instrument Number 2015-26946.

Uncurable Violation Enforcement Policy; Electronic and Telephonic Action Policy; Payment Plan Policy; Standby Electric Generators Guidelines are recorded as Instrument Number 2016-1604.

Mockingbird Oaks Homeowners Association Assessment Collection Policy is recorded as Instrument Number 2017-17175.

7. Property Resales/Transfer Fees:

Statement of Account:	\$99.00
Resale Certificate:	\$100.00
Transfer Fee:	\$110.00

8. Mailing Address and Contact Information for the Association and the Managing Agent:

Shuler Association Management, Inc.
P.O. Box 136
Gardendale, TX 79758
(432) 385-9657
lizashuler@gmail.com
shuleram.com

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of said Association, together with obtaining an official Resale Certificate and perform a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION THAT IS SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SAID SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SAID SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SAID SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

MOCKINGBIRD OAKS HOMEOWNERS ASSOCIATION, INC.

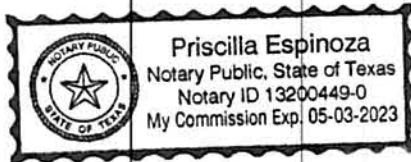
By: 
Name: Liza Shuler
Title: Shuler Association Management, Inc., Managing Agent

THE STATE OF TEXAS §
§
COUNTY OF MIDLAND §

This instrument was acknowledged before me on this 1st day of September 2021, by Liza Shuler, of Shuler Association Management, Inc., the Managing Agent for Mockingbird Oaks Homeowners Association, Inc., on behalf of such Association.

Notary Public in and for the State of Texas


Notary Public Signature



AFTER RECORDING RETURN TO:
Shuler Association Management, Inc.
P.O. Box 136
Gardendale, TX 79758