

**MANAGEMENT CERTIFICATE FOR  
OAKBROOK ESTATES SECTION ONE  
HOMEOWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS           §  
  §  
COUNTY OF BRAZORIA       §

The undersigned, being the Managing Agent of Oakbrook Estates Section One Homeowners Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code:

1. Name of the Subdivision:     The name of the subdivision is OAKBROOK ESTATES.
2. Name of the Association:   The name of the association is OAKBROOK ESTATES SECTION ONE HOMEOWNERS ASSOCIATION, INC.
3. Recording Data for the Subdivision: The subdivision is recorded as follows:
  - a. Oakbrook Estates, Section One (1), a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 19, Page 343 of the Official Public Records of Brazoria County, Texas;
  - b. Oakbrook Estates, Section Two (2), a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 19, Page 553, of the Map Records of Brazoria County, Texas;
  - c. Oakbrook Estates, Section Three (3), a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 19, Page 747, of the Map Records of Brazoria County, Texas;
  - d. Oakbrook Estates, Section Four (4), a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 20 Page 245, of the Map Records of Brazoria County, Texas;
  - e. Oakbrook Estates, Section Five (5), a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 23 Page 243, of the Map Records of Brazoria County, Texas;
  - f. Oakbrook Estates, Section Six (6), a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 24 Page 346, of the Map Records of Brazoria County, Texas;

- g. Oakbrook Estates, Section Seven (7), a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2009003752 of the Official Public Records of Brazoria County, Texas;
- h. Oakbrook Estates, Section Eight (8), a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2012015015 of the Official Public Records of Brazoria County, Texas.

4. Recording Data for the Declarations and Amendments thereto:

- a. Declaration of Covenants, Conditions and Restrictions Oakbrook Estates, Section One (1), filed for record under Brazoria County Clerk's File No. 95-016421, in the Real Property Records of Brazoria County, Texas;
- b. Declaration of Covenants, Conditions and Restrictions Oakbrook Estates, Section Two (2), filed for record under Brazoria County Clerk's File No. 96-045457, in the Real Property Records of Brazoria County, Texas;
- a. Declaration of Covenants, Conditions and Restrictions Oakbrook Estates, Section Three (3), filed for record under Brazoria County Clerk's File No. 97-041059, in the Real Property Records of Brazoria County, Texas;
- b. Declaration of Covenants, Conditions and Restrictions Oakbrook Estates, Section Four (4), filed for record under Brazoria County Clerk's File No. 99-014418, in the Real Property Records of Brazoria County, Texas;
- c. Declaration of Covenants, Conditions and Restrictions Oakbrook Estates, Section Five (5), filed for record under Brazoria County Clerk's File No. 03-028544, in the Real Property Records of Brazoria County, Texas;
- d. Declaration of Covenants, Conditions and Restrictions Oakbrook Estates, Section Six (6), filed for record under Brazoria County Clerk's File No. 2006027695, in the Real Property Records of Brazoria County, Texas;
- e. Declaration of Covenants, Conditions and Restrictions Oakbrook Estates, Section Seven (7), filed for record under Brazoria County Clerk's File No. 2009009400, in the Real Property Records of Brazoria County, Texas;
- f. Declaration of Covenants, Conditions and Restrictions Oakbrook Estates, Section Eight (8), filed for record under Brazoria County Clerk's File No. 2018016135, in the Real Property Records of Brazoria County, Texas.

5. Name and Mailing Address of the Association: The mailing address for Oakbrook Estates Section One Homeowners Association, Inc. is c/o Community Management Solutions, Inc. 2615 Bay Area Boulevard, Houston, Texas 77058.

6. Managing Agent or Representative of Association: The mailing address of the Managing Agent for Oakbrook Estates Section One Homeowners Association, Inc. is Community Management Solutions, Inc. 2615 Bay Area Boulevard, Houston, Texas 77058. The phone number is 281-480-2563. The email address of the person managing the association is [mtturner@cmsisolutions.com](mailto:mtturner@cmsisolutions.com).
7. Website Address for Association: [www.oakbrookestateshoa.com](http://www.oakbrookestateshoa.com)
8. Amount and Description of Fees:
- a. Resale Certificate: \$225.00
  - b. Rush Resale Certificate: \$265.00
  - c. Updated Resale Certificate: \$75.00
  - d. Transfer Fee: \$200.00
  - e. Refinance Fee: \$75.00

EXECUTED ON THIS 2 day of March, 2022.

**OAKBROOK ESTATES SECTION ONE  
HOMEOWNERS ASSOCIATION, INC.**

By: Community Management Solutions, Inc.  
Managing Agent

  
Melissa Turner

[SPACE INTENTIONALLY LEFT BLANK]

THE STATE OF TEXAS

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COUNTY OF HARRIS

BEFORE ME, the undersigned notary public, on this day personally appeared Melissa Turner of Community Management Solutions, Inc., Managing Agent for Oakbrook Estates Section One Homeowners Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this 2<sup>nd</sup> day of March, 2022 to certify which witness my hand and seal of office.

  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

After Recording Return To:  
Gregg & Gregg, P.C.  
16055 Space Center Blvd., Suite 150  
Houston, Texas 77062



## FILED and RECORDED

Instrument Number: 2022013104

Filing and Recording Date: 03/03/2022 10:06:41 AM Pages: 5 Recording Fee: \$38.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in cursive script, reading "Joyce Hudman", is written over a horizontal line.

Joyce Hudman, County Clerk  
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

***DO NOT DESTROY - Warning, this document is part of the Official Public Record.***

cclerk-regina