

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
OEHA, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for OEHA, Inc., a non-profit corporation ("Association") 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 which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Oak Estates.
2. Name of Association: The name of the Association is OEHA, Inc.
3. Recording Data for the Subdivision:
 - a. Oak Estates, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 31, Page 67 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Oak Estates, Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 35, Page 43 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Lots adjacent to Oak Estates along the east side of Oak Estates on the map or plat of Oak Estates thereof recorded in Volume 31, Page 67 of the Map Records of Harris County, Texas and more particularly described in the instrument adopting Oak Estates' Restrictions as applicable to said adjacent lots recorded in Volume 2318, Page 625, *et seq.* in the Deed Records of Harris County, Texas.
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Amended & Restated Restrictions for OEHA, Inc.
 - b. Recording Information:

(1) Harris County Clerk's File No. RP-2024-199780.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is OEHA, Inc. c/o Sterling Association Services, Inc., 6842 N. Sam Houston Parkway W., Houston, Texas 77064.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Sterling ASI Conveyance Department. Address: 6842 N. Sam Houston Parkway W., Houston, Texas 77064. Phone No.: 832.678.4500. Email Address: servicedesk@sterlingasi.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.sterlingasi.net.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 125.00
Transfer Fee	\$ 250.00
Refinance Fee	\$ 150.00
Reserve Assessments [Declaration Article IX, Section 9.5]	Upon each sale of a Lot, the purchaser of a Lot is required to pay to the Association a Reserve Assessment in a sum equal to double the amount of the Annual Assessment in effect as of the date of closing on the sale of such Lot. The amount of the Reserve Assessment for 2024 is \$4,320.00. The Reserve Assessment only applies to the sale of a Lot to a third party. The Reserve Assessment is due and payable on the date the deed conveying the Lot to the purchaser is recorded, or the date the deed conveying the Lot is executed. For future years, the Reserve Assessment must be confirmed with the Association.

Executed on this 6 day of December, 2024.

OEHA, INC.

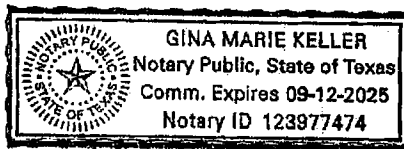
By: Sterling Association Services, Inc.,
Managing Agent

By: [Signature]
Printed: Jennifer Ponce

Its: as agent for owner-Manager

*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 FORT BEND §



BEFORE ME, the undersigned notary public, on this 6th day of December, 2024 personally appeared Jennifer Ponce Managing Agent of Sterling Association Services, Inc., Managing Agent for OEHA, 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.

[Signature]
Notary Public in and for the State of Texas

RP-2024-457624
Pages 4
12/09/2024 02:02 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-2024-457624