

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
*for*  
EAGLE OAKS AT THE LAKE HOMEOWNERS ASSOCIATION, INC.

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THE STATE OF TEXAS   §  
                                     §  
COUNTY OF BELL       §

The undersigned, being the Managing Agent of Eagle Oaks at the Lake Homeowners Association, Inc., a non-profit corporation (the "**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 Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Eagle Oaks at the Lake.
2. Name of Association: The name of the Association is Eagle Oaks at the Lake Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a. Eagle Oaks at the Lake, Phase I, Amending Replat, a subdivision in Bell County, Texas according to the map or plat thereof recorded in Cabinet D, Slide 76A of the Map Records of Bell County, Texas and all amendments to or replats of said maps or plats, if any.
  - b. Eagle Oaks at the Lake, Phase II, a subdivision in Bell County, Texas according to the map or plat thereof recorded in Cabinet D, Slide 187C of the Map Records of Bell County, Texas and all amendments to or replats of said maps or plats, if any.
  - c. Eagle Oaks at the Lake, Phase III, a subdivision in Bell County, Texas according to the map or plat thereof recorded in Cabinet D, Slide 206C of the Map Records of Bell County, Texas and all amendments to or replats of said maps or plats, if any.
  - d. Eagle Oaks at the Lake, Phase IV, a subdivision in Bell County, Texas according to the map or plat thereof recorded in Cabinet D, Slide 222B of the Map Records of Bell County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration\*:
  - a. Documents:
    - (1) Declaration of Covenants, Conditions and Restrictions for Eagle Oaks at the Lake, Phase I, Amending Replat.
    - (2) Declaration of Covenants, Conditions and Restrictions for Eagle Oaks at the Lake, Phase II and an Amendment to the

Declaration of Covenants, Conditions and Restrictions for Eagle Oaks at the Lake, Phase I, Amending Replat.

- (3) Declaration of Covenants, Conditions and Restrictions for Eagle Oaks at the Lake, Phases III & IV and Amendments to Phases I & II.
  - (4) An Amendment to the Declaration of Covenants, Conditions and Restrictions for Eagle Oaks at the Lake, Phase I, Amending Replat.
- b. Recording Information:
- (1) Volume 5888, Page 284, *et seq.*, of the Official Public Records of Real Property of Bell County, Texas.
  - (2) Bell County Clerk's File No. 2007036000.
  - (3) Bell County Clerk's File No. 2008025414.
  - (4) Bell County Clerk's File No. 2018048676.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Eagle Oaks at the Lake Homeowners Association, Inc. c/o RealManage, P.O. Box 803555, Dallas, Texas 75380-3555.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

RealManage Closing Portal  
P.O. Box 803555  
Dallas, Texas 75380-3555.  
866.473.2573  
EAGLEOAK@CiraMail.com

7. The Association's Dedicatory Instruments are available to Members online at:  
[www.ciranet.com/residentportal](http://www.ciranet.com/residentportal).
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	\$ 375.00
Transfer Fee	\$ 325.00
Update Fee	\$ 75.00
Refinance Fee	\$ 250.00

Resale certificates are requested via the RealManage Closing Portal at [www.realmanage.com/closingportal](http://www.realmanage.com/closingportal).

Executed on this 2 day of December, 2021.

EAGLE OAKS AT THE LAKE HOMEOWNERS  
ASSOCIATION, INC.

By: RealManage,  
Managing Agent

By: Paula Nahernak  
Printed: Paula Nahernak  
Its: Manager

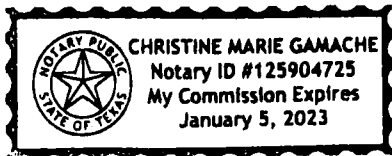
\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others 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 Bell

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BEFORE ME, the undersigned notary public, on this 2 day of December, 2021 personally appeared Paula Nahernak, Community Manager of RealManage, Managing Agent for Eagle Oaks at the Lake Homeowners 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.



Christine Marie Gamache  
Notary Public in and for the State of Texas



**Bell County  
Shelley Coston  
County Clerk  
Belton, Texas 76513**

**Instrument Number: 2022001316**

As

**CERTIFICATE**

**Recorded On:** January 07, 2022

**Parties:** EAGLE OAKS AT THE LAKE HOMEOWNERS ASSOCIATION INC

**To** EAGLE OAKS AT THE LAKE

**Comment:**

**Billable Pages: 3**

**Number of Pages: 4**

( Parties listed above are for Clerks' reference only )

**\*\* Examined and Charged as Follows \*\***

CLERKS RMF:	\$5.00
COURT HOUSE SECURITY:	\$1.00
RECORDING:	\$13.00
<b>Total Fees:</b>	<b>\$19.00</b>

**\*\*\*\*\* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

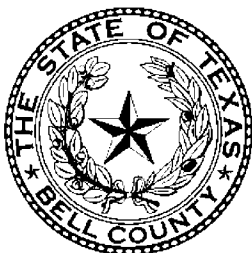
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information**

Instrument Number: 2022001316  
Receipt Number: 251716  
Recorded Date/Time: 01/07/2022 8:53:17 AM  
User / Station: zbranead - BCCCD0642

**Record and Return To:**

Roberts Markel Weinberg Butler Hailey



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston  
Bell County Clerk