

THE STATE OF TEXAS §
COUNTIES OF TARRANT §

1. Name of Subdivision: Seven Oaks.
2. Name of Association: Seven Oaks-FW HOA, Inc.
3. Recording Data for the Subdivision:
 - a) Seven Oaks BEING A 63.613 acre tract of land situated in Hiram Little Survey, Abstract Number 930 in Tarrant County, Texas, as conveyed to Varrichio Properties, LLC, Series 1 (Oak Glove) according the maps or plats thereof, recorded in the Map Records of Tarrant County, Texas under File Number D213109103 along with any amendments or supplements thereto.
4. Recording Data for the Declaration:
 - a) Seven Oaks is subject to the Declaration of Covenants, Conditions, and Restrictions for Seven Oaks-FW HOA, Inc. which are filed in the real property records in Tarrant County, Texas as follows:
 - a. Recording Date: 10/10/2016; Filed Document: DCCER; Recording Information: D216252182.
5. Name and Mailing Address of the Association is: Seven Oaks-FW HOA, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Seven Oaks-FW HOA, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
7. Telephone Number to Contact the Association is: 214-871-9700.

8. Email Address to Contact the Association: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. Alternatively, you may contact the office for FirstService Residential by e-mail at Mgmt-CertificateTX@fsresidential.com.
9. The Association's website is:<https://sevenoaks.connectresident.com>
10. Fees charged by the Association upon the sale or transfer of Property:
 - a. Resale Disclosure Package: \$375.00
 - i. 1-2 days: \$500.00.
 - ii. 3-5 days: \$450.00.
 - b. Resale Disclosure Update: \$75.00
 - c. Transfer Fee: \$340.00.
 - d. Refinance Certificate Fee: \$150.00.
 - i. 1-2 days: \$275.00.
 - ii. 3-5 days: \$225.00.
 - e. HOA Questionnaire (optional): \$250.00
 - f. Loan Estimate Questionnaire (optional): \$100.00

Executed on this the 21st day of May 2024.

SEVEN OAKS-FW HOA, INC.

By: Katie M Ward
President of FirstService Residential Texas, Inc.

THE STATE OF TEXAS

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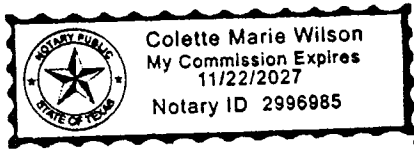
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ACKNOWLEDGMENT

COUNTY OF DALLAS

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BEFORE ME, the undersigned notary public, on this the 21st day of May 2024 personally appeared President of FirstService Residential Texas, Inc., and Managing Seven Oaks-FW HOA, 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 and on behalf of the Association.



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

E-RECORDED BY:

ISG | SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479