


MARY LOUISE NICHOLSON
COUNTY CLERK

AFTER RECORDING RETURN TO:

Judd A. Austin, Jr., Esq.
Henry Oddo Austin & Fletcher
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
HOMEOWNERS ASSOCIATION OF SHADY OAKS, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of December 16, 2025, by Homeowners Association of Shady Oaks, Inc. a Texas non-profit corporation (the "Association").

W I T N E S S E T H

WHEREAS, Terra/Shady Oaks, LP., a Texas limited partnership ("Declarant") has previously placed of record that certain Declarations of Covenants, Conditions and Restrictions for the Homeowners Association of Shady Oaks, Inc., dated October 10, 2008 (the "Declaration") recorded as Document Number D208389088 in the Official Public Records of Tarrant County, Texas which Declaration is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto.
2. Name of the Association. The name of the Association is Homeowners Association of Shady Oaks, Inc.
3. Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.
4. Recording Data for the Declaration. The recording data for the Declaration is Document Number D208389088 in the Official Public Records of Tarrant County, Texas. The recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.

5. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is Homeowners Association of Shady Oaks, Inc., c/o Insight Association Management, 2400 Lakeside Blvd., Suite 550, Richardson, TX 75082. The Association's managing agent is Insight Association Management, 2400 Lakeside Blvd., Suite 550, Richardson, TX 75082, phone number (214) 494-6002, and email address resales@insightam.com.
6. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is shadyoakshoa.nabrnetwork.com.
7. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code, and serves to take the place of all Management Certificates previously filed by the Association.

ASSOCIATION:

Homeowners Association of Shady Oaks, Inc. a Texas non-profit corporation.

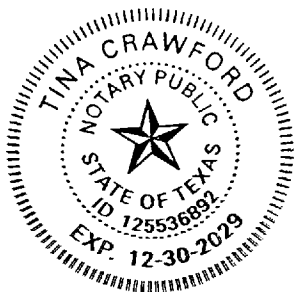
By: 

Bruce Crawford, Managing Agent

THE STATE OF TEXAS §
 §
 COUNTY OF TARRANT §

This instrument was acknowledged before me on this 16th day of December, 2025, by Bruce Crawford, Insight Association Management, Managing Agent for the Homeowners Association of Shady Oaks, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas




 Notary Public Signature

Exhibit A**[Recording Data for the Subdivision]****Plats of Shady Oaks recorded in the Map or Plat Records of Tarrant County**

- Shady Oaks -Phase 1
Filed in Tarrant County, Texas on September 12, 2008
Document No. D208364133
- Shady Oaks – Phase 2A & 2B
Filed in Tarrant County, Texas on January 27, 2011
Document No. D211037988
- Shady Oaks – Phase 2C
Filed in Tarrant County, Texas on January 18, 2013
Document No. D213015131
- Shady Oaks – Phase 2D & 2E
Filed in Tarrant County, Texas on March 11, 2015
Document No. D215060488
- Shady Oaks – Phase 2F
Filed in Tarrant County, Texas on February 8, 2013
Document No. D213034331
- Shady Oaks – Phase 2G
Filed in Tarrant County, Texas on April 2, 2014
Document No. D214064886
- Shady Oaks – Phase Phase III
Filed in Tarrant County, Texas on October 14, 2014
Document No. D214243428
- Shady Oaks – Phase IV
Filed in Tarrant County, Texas on December 22, 2015
Document No. D216006116

Exhibit B**[Recording Data for the Declaration]**

Amendments to the Declaration for Homeowners Association of Shady Oaks, Inc. recorded with
Tarrant County

- a. Declaration recorded under Document No. 0208389088, Official Public Record of Tarrant County, Texas
- b. Supplemental Declaration (Phase IV) recorded under Document No. 216085667, Official Public Record of Tarrant County, Texas
- c. Supplemental Declaration (Phase 1A, 2A, 2B, 2C, 2F, 2G, and III) recorded under Document No. 215060375, Official Public Record of Tarrant County, Texas
- d. Certificate of Formation/Bylaws recorded under Document No. 225233630, Official Public Records of Collin County, Texas
- e. Amendment to Bylaws recorded under Document No. 219217857, Official Public Record of Tarrant County, Texas
- f. Articles of Incorporation recorded under Document No. 237324600002, Official Public Records of Tarrant County, Texas

Exhibit C**[Description and Fees Associated to Transfer of Title]****Management Fees**

1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents).....\$450.00
2. Resale Disclosure (TREC Form) and Association Documents.....\$375.00
3. Resale Disclosure Update..... \$75.00
4. Transfer Fee..... \$250.00
5. 5 Day Rush Fee.....\$75.00
6. 3 Day Rush Fee.....\$100.00
7. 1 Day Expedited Rush Fee.....\$200.00
8. Custom Questionnaires.....\$165.00
9. Association Questionnaires.....\$125.00