

Henderson County  
Mary Margaret Wright  
County Clerk  
Athens, TX 75751

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Instrument Number: 2023-00008292

As

Recorded On: 06/07/2023 03:12 PM Recordings - Land

Parties: OAK HARBOR/TANGLEWOOD SHORES

To: PUBLIC

Number of Pages: 2 Pages

Comment:

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(Parties listed above are for Clerks reference only)

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

Total Recording: 26.00

**File Information:**

Document Number: 2023-00008292

Receipt Number: 2023-10569

Recorded Date/Time: 06/07/2023 03:12 PM

Recorded By: Janice Hankins

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\*\*\*\*\*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.

I hereby certify that this instrument was filed and duly recorded  
in the Official Records of Henderson County, Texas



A handwritten signature in cursive script, appearing to read "Mary Margaret Wright", is written over the printed name.

County Clerk  
Henderson County, Texas

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**Record and Return To:**

OAK HARBOR/TANGLEWOOD SHORES  
PO BOX 395

MABANK, TX 75147



# Property Owners' Association Management Certificate

**Name of Subdivision.**

Oak Harbor/Tanglewood Shores

**Name of Association.**

Oak Harbor Owners Association Inc.

**Assessments.**

Yearly Assessments are \$50.00 per lot, there is no charge for the second adjoining lot owned by the same person.  
All other adjoining lots are \$25.00 per lot.

**Recording Data of the Declaration.**

Restrictions and Bylaws can be found on the association web site at [www.Oakharboepoa.com](http://www.Oakharboepoa.com) and are filed at the County Clerk's Office, at the Henderson County Courthouse. Volume 652, page 388.

**Name and Mailing address of the Subdivision Association.**

Oak Harbor Owners' Association  
P.O. Box 395  
Mabank, Tx. 75156

**Name, Mailing Address, and Email Address of the Person Managing the Subdivision or Its Designated Representative.**

ATTN: B.J. Singer  
Oak Harbor Owners' Association  
P.O. Box 395  
Mabank, Tx. 75156 or  
Email to: oakharborpoa2022@yahoo.com

**Website Address.**

[www.oakharborpoa.com](http://www.oakharborpoa.com)

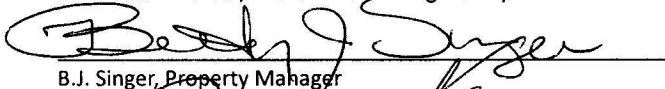
**Transfer Fees.**

A Transfer Fee for the preparation of the Resale Certificate of \$100.00 is payable to:  
Oak Harbor Owners; Association  
P.O. Box 395  
Mabank, Tx. 75156

**Other Information.**

The Association does not retain the services of a professional manger. Information about our community can be found at our website at [www.oakharborpoa.com](http://www.oakharborpoa.com) or you may call John Garvin, President at (903) 880-7311.  
Prospective purchasers are advised to independently examine the declarations, Bylaws and other Dedicatory Instruments of the Association and by performing a comprehensive physical examination of the lot/home and common areas, prior to purchase.

In witness whereof, I have hereunto signed my name as Treasurer of said Association this 6 day of June, 2023.

  
B.J. Singer, Property Manager

DATE 6/6/23

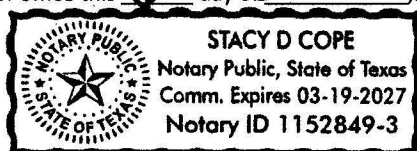
  
James Skains, Treasurer

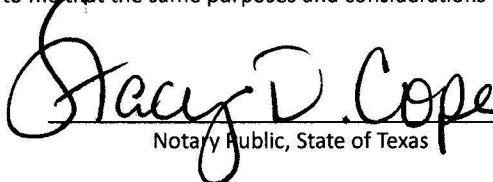
DATE 6/6/23

THE STATE OF TEXAS     }  
COUNTY OF HENDERSON   }

BEFORE ME, a Notary Public in the State of Texas, on this day personally appeared Betty Jo Singer & James Skains

Known to be the person and officer whose name is subscribed to the foregoing instrument and acknowledge to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledge to me that the same purposes and considerations therein expressed, and in the capacity therein stated  
Given under my hand and seal of office this 6 day of June, 2023.



  
Notary Public, State of Texas