

VG-364-2025-202500120802

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202500120802

Real Property Recordings

Recorded On: June 11, 2025 11:40 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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.

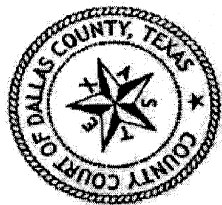
File Information:

Document Number: 202500120802
Receipt Number: 20250611000366
Recorded Date/Time: June 11, 2025 11:40 AM
User: Marija H
Station: Cc138

Record and Return To:

PHILIP UMPHRES
8627 ROYALBROOK CT

DALLAS TX 75243



STATE OF TEXAS

Dallas County

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Dallas County, Texas**

John F. Warren
Dallas County Clerk
Dallas County, TX

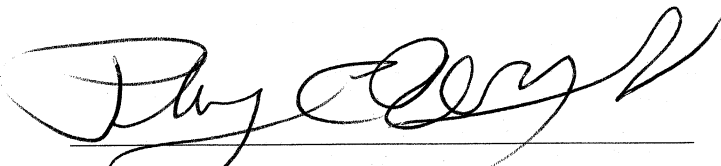
**Management Certificate For
Boundbrook Oaks Homeowners' Association, Inc.**

As required by Section 209.004 of the Texas Property Code, the undersigned property owners' association records this Management Certificate for Boundbrook Oaks Homeowners' Association, Inc. (the "Association").

1. Name of the subdivision: Boundbrook Oaks Estates
2. The name of the association is: Boundbrook Oaks Homeowners' Association, Inc.
3. The recording data for the subdivision is: Corrected Plat recorded December 16, 1994 as instrument number 199402424217 in the Real Property Records of Dallas County, Texas.
4. The recording data for the Declaration and any amendment to the Declaration:
 - a. Original Declaration of Covenants, Conditions, Restrictions and Easements for Boundbrook Oaks dated December 1, 1994 and recorded on March 28, 1995 as instrument number 199500608618 in the Real Property Records of Dallas County, Texas.
 - b. Amendment approved February 19, 2017 (providing modifications to Article VII, Section 7.19 of the Declaration regarding street parking and fines for improper parking) and recorded on April 24, 2017 as instrument 201700113691 in the Real Property Records of Dallas County, Texas.
 - c. Amendment approved March 5, 2023 (providing a new Section 7.34 in Article VII of the Declaration restricting short-term leasing and rentals) and recorded on March 7, 2023 as instrument 202300043593 in the Real Property Records of Dallas, County, Texas.
 - d. The Association has adopted several Special Bylaws to bring the operation of the Association into compliance with certain requirement in the Texas Property Code that were passed after the Association was created and the original Declaration filed and to publicly state the fees charged by the association to provide resale certificates and to produce other requested records. The current version of these Special Bylaws was passed by the Association's Board of Directors on April 16, 2023 and was recorded on April 19, 2023 as instrument 202300076045 in the Real Property Records of Dallas County, Texas. The Special Bylaws address the following subjects:
 - i. Article I: Record Retention, Resale Certificates & Record Production Policies
 - ii. Article II: Meetings
 - iii. Article III: Assessments; Alternative Payment Schedule
5. Name and mailing address of the Association: See information in Item 2 above (name) and Item 6 below (mailing address).
6. Name, mailing address, telephone number and email address of the Association's designated representative:
 - a. Name: Phillip C. Umphres (Registered Agent for Service)
 - b. Address: 8627 Royalbrook Ct., Dallas, TX 75243
 - c. Telephone number: 214-558-1285
 - d. Email address: pumphres@yahoo.com
7. Website address on which the Association's dedicatory instruments are available in accordance with TX Prop. Code Section 207.006: None – the Association does not maintain a website.

8. The amount and description of the fee or fees charged by the Association relating to a property transfer in the subdivision: The Association charges a \$200 fee to assemble, copy and deliver the resale certificate and the documents that are statutorily required to accompany the certificate. The documents are provided as pdf copies and transmitted electronically via email. An additional charge of \$0.25 per page is made if paper copies are requested, with no charge being made for the first ten pages. A rush fee of \$50 is added to the charges if the requestor wants the documents in less than 48 hours. The maximum fee charged will not exceed \$375. If an updated resale certificate is requested the fee for the updated certificate will be \$50 in addition to any fees previously charged for the original resale certificate.
9. Other information:
- a. Prospective purchasers are advised to independently examine the Declaration, the Amendments to the Declaration, the Bylaws and all other governing documents of the association, together with the Resale Certificate, and to perform a comprehensive physical inspection of the lot/home and the common areas prior to purchase.
 - b. Prospective purchasers should be aware that, while the front entrance to the development is gated, the alley is not gated and full access to the property without a key or gate code can be had through the alley.
 - c. Section 3.04 of the Declaration of Covenants, Conditions, Restrictions and Easements for Boundbrook Oaks (see item 4, above) requires that if a lot is owned by more than one owner or if a lot is owned by an entity rather than by one or more individuals the Association may require that the owner(s) deliver a voting designation to the HOA. Accordingly, upon purchase of a property the HOA will require the new owner or owners to provide a formal written "Voting Declaration" identifying a single individual who is entitled to cast votes in HOA elections and other matters that require a vote by the owners.
 - d. As of July 1, 2025, the Association charges a Regular Assessment of \$345 per quarter to each Owner, as well as a temporary Special Purpose Assessment of \$155 per quarter. The Special Purpose Assessment is for the purpose of insuring that the HOA will have an adequate reserve to replace the HOA's wooden perimeter fence when that fence reaches the expected end of its useful life. The Special Purpose assessment is scheduled to terminate at the end of 2029.
 - e. The Association has adopted a Schedule of Fines and an Enforcement Policy for collection fines as required by Texas Property Code Section 209.0061. The Schedule and Policy is available from the Association's designated representative (see item 6, above).

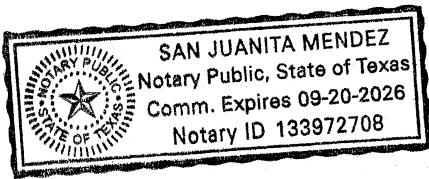
Executed on this 9th day of June, 2025.

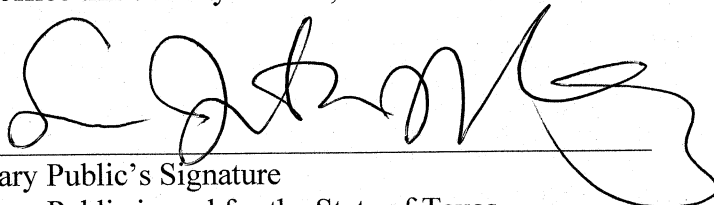

By: Phillip C. Umphres, Secretary
Boundbrook Oaks Homeowners Association, Inc.

State of Texas §
County of Dallas §

Before me, the undersigned authority, on this day personally appeared **PHILLIP C. UMPHRES**, Secretary of the Boundbrook Oaks HOA, whose identity was known to me or proved through presentation of a valid driver's license to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration and in the capacity expressed therein.

Given under my hand and seal of office this 9th day of June, 2025.





Notary Public's Signature
Notary Public in and for the State of Texas