## Kaufman County Laura Hughes **County Clerk**

Instrument Number: 2022-0020800

Billable Pages: 2 Number of Pages: 3

FILED AND RECORDED – REAL RECORDS		CLERKS COMMENTS
On: 05/27/2022 a	at 08:37 AM	E-RECORDING
Document Number: 2022-0020800		
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#### STATE OF TEXAS COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura Hughes, County Clerk

Sama a. Highes

Recorded By: \_\_\_\_\_\_, Maribel Vazquez \_\_\_\_\_, Deputy

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.

Record and Return To:

TITLE TRAIN LLC 4702 ROWLETT RD., STE 100 ROWLETT, TX 75088



STATE OF TEXAS §

COUNTY OF KAUFMAN §

# PROPERTY OWNERS' ASSOCIATIONMANAGEMENT CERTIFICATE FOR

## OAK VIEW ACRES HOMEOWNERS ASSOCIATION, INC.

This MANAGEMENT CERTIFICATE (this "Certificate") is made on behalf of OAK VIEW ACRES HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "Association").

### WITNESSETH:

WHEREAS, the undersigned, being an officer of Gulf Professional Property Management, Inc., ("Gulf PPM") managing agent of Oak View Homeowners Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, 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. This document supersedes any prior Management Certificate filed by the Association.

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

- 1. <u>Name of the Subdivision</u>. The name of the subdivision which is the subject of the Declaration is Oak View Acres Phase Two B, Phase Three and Phase Four.
- 2. <u>Name and Mailing Address of the Association</u>. The name of the Association is Oak View Acres Homeowners Association, Inc., and its mailing address is c/o Gulf PPM, 5763 State Highway 205, Suite 102-B, Rockwall, Texas 75032.
- 3. Recording Data for the Subdivision. The recording data for Oak View Acres, Phase Three, an addition to Kaufman County, Texas, according to the final plat thereof recorded in Instrument No. 2012-0017243, Cabinet 3, Slide 162, Plat Records, Kaufman County, Texas, the final plat for Phase Two B recorded under Cabinet 3, Slide 196, Plat Records, Kaufman County, Texas, and the final plat for Phase Four recorded under Cabinet 3, Slide 238, Plat Records, Kaufman County, Texas.
- 4. Recording Data for the Declaration. The recording data for the Declaration applicable to the Subdivision Development is as follows: Declaration of Covenants, Conditions & Restrictions for Oak View Acres Phase Three recorded under Document 2013-0009255, Volume 4352, Page 168, Official Public Records, Kaufman County, Texas, Supplemental and Amended Covenants, Condition and Restrictions for Oak View Phase Three for Phase Two B recorded under Instrument No. 2015-0010058, Volume 4799, Page 24, Official Public Records, Kaufman County, Texas, Second Supplemental and Amended Covenants, Condition, and Restrictions for Oak View Acres for Phase Four recorded under Instrument No. 2015-0016111, Volume 4860, Page 182, Official Public Records, Kaufman County, Texas, and Third Supplemental Declaration of Covenants, Conditions, and Restrictions for Oak View Acres recorded under Instrument No. 2017-0020569, Volume 5448, Page 269, Official Public Records, Kaufman County, Texas.
- 5. <u>Name and Contact Information for the Association or the Managing Agent of the Association</u>. The Association's managing agent is Gulf PPM, 5763 State Highway 205, Suite 102-B, Rockwall, Texas 75032, phone number (469) 600-5080, and email <u>CustomerService@GulfPPM.com</u>.
  - 6. Website. The Association's website may be found at

www.portal.gulfppm.com.

7. Fees Due Upon Property Transfer. Fees charged relating to a property transfer are as follows:

Description	Fee	
Resale Certificate	\$ 375.00	
Transfer Fee	\$150.00	
Rush Fee (within 24 hours)	\$75.00	
Resale Certificate Update Fee	\$75.00	
Working Capital	\$300.00	

8. Resale Certificates. Resale Certificates may be requested by contacting the Association at <a href="https://www.GulfPPM.com/ResaleRequests">www.GulfPPM.com/ResaleRequests</a>. The telephone number forGulf PPM, Inc. is (469) 600-5080.

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

## ASSOCIATION:

OAK VIEW ACRES HOMEOWNERS ASSOCIATION, INC.,

a Texas non-profit corporation

By: Gulf Professional Property Management, Inc., Managing Agent

By: Kris Grooms, Executive Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the day of 1, 2019 by Kris Grooms, Executive Vice President with Gulf Professional Property Management, Inc., the Managing Agent of Oak View Association, Inc., a Texas non-profit corporation.

MISTY LYNN RATLIFF
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 04/09/23
NOTARY ID 1182198-9

otary Public, State of Texas

#2022-0020800

Filed for Record in Kaufman County TX 05/27/2022 08:37:52 AM