

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**  
**OAKS OF SHADY ACRES TOWNHOME ASSOCIATION, INC.**

STATE OF TEXAS                   §  
  §  
COUNTY OF HARRIS           §

OAKS OF SHADY ACRES TOWNHOME ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is Oaks of Shady Acres;
- (2) the name of the Association is Oaks Of Shady Acres Townhome Association, Inc.;
- (3) the Subdivision is recorded in the Map and Plat Records of Harris County, Texas, as follows:
  - (a) Oaks of Shady Acres, under Clerk's File No. RP-2016-246838;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Harris County, Texas, as follows:
  - (a) Declaration of Covenants, Conditions and Restrictions for Oaks of Shady Acres, under Clerk's File No. RP-2025-161357;
- (5) the name and mailing address of the Association is:
  - (a) Oaks Of Shady Acres Townhome Association, Inc. c/o 2201 Market LTD, 2201 Market Street Suite 100, Galveston, Texas 77550;
- (6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:
  - (a) 2201 Market LTD, 2201 Market Street Suite 100, Galveston, Texas 77550;
  - (b) 409.497.2494;
  - (c) [melissa@federalbankbuilding.com](mailto:melissa@federalbankbuilding.com)
- (8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- (a) Resale Certificate Fee - \$375.00;
- (b) Resale Certificate Update - \$75.00;
- (c) Transfer Fee - \$375.00;
- (d) Refinance Fee - \$300.00;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

**[SIGNATURE AND NOTARY BLOCK BELOW]**

SIGNED THIS 1<sup>st</sup> DAY OF May, 2025.

By: MRangel, on behalf of  
2201 Market LTD, Managing Agent for Oaks of Shady Acres Townhomes  
Association, Inc.

Melissa Rangel  
Print Name

STATE OF TEXAS

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§  
§

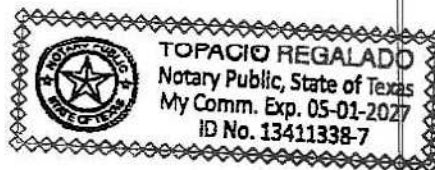
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Melissa Rangel, of 2201 Market LTD, Managing Agent for Oaks of Shady Acres Townhomes Association, Inc. ., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 1<sup>st</sup> day of May, 2025.

Topacio Regalado  
Notary Public, State of Texas

E-RECORDED BY:  
HOLT TOLLETT, P.C.  
9821 Katy Freeway, Ste. 350  
Houston, Texas 77024



RP-2025-167181

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e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees \$33.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

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.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2025-167181