

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
OAKBROOK COMMUNITY SERVICE ASSOCIATION, INC.**

STATE OF TEXAS  
COUNTY OF DALLAS

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KNOW ALL PERSONS BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Oakbrook Community Service Association, Inc. This instrument corrects, amends, restates, and entirely replaces all management certificates for this subdivision that were previously recorded in the Real Property Records of Dallas County, Texas.

1. The name of the community is Oakbrook
2. The name of the association is Oakbrook Community Service Association, Inc.
3. The location of the community is 3125 Golden Oak Court, Farmers Branch, TX 75234
4. The recording data for the Declaration is as follows:

Instrument

Declaration of Covenants, Conditions and Restrictions for Oakbrook Estates Subdivision

Restatement of The Declaration of Covenants and Restrictions

Amendment to the Second Restated Declaration of Covenants, Conditions, and Restrictions for Oakbrook Community Service Association, Inc. 197901986032

Second Restated Declaration of Covenants, Conditions, and Restrictions for Oakbrook Community Service Association, Inc.

First Amendment to the Second Restated Declaration of Covenants, Conditions and Restrictions for Oakbrook Community Service Association, Inc. 201200120786

Second Amendment to the Second Restated Declaration of Covenants, Conditions, and Restrictions for Oakbrook Community Service Association, Inc. 201800138329

Recording Data

Document No. 197800672302, Real Property Records of Dallas County, TX, August 11, 1978.

Document No. 197901409752, Real Property Records of Dallas County, TX, July 18, 1979.

Document No. 197901986032, Real Property Records of Dallas County, TX, October 8, 1979.

Document No. 199800085493, Real Property Records of Dallas County, TX, March 17, 1998.

Document No. 201200120786, Real Property Records of Dallas County, TX, April 27, 2012.

Document No. 201800138329, Real Property Records of Dallas County, TX, May 25, 2018.

5. The name and mailing address of the association:

Oakbrook Community Service Association, Inc.  
c/o Advanced Association Management, Inc.  
18208 Preston Road  
Suite D-9349  
Dallas, TX 75252

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Michele Hernandez  
c/o Advanced Association Management, Inc.  
Attn: AAM Accounting  
18208 Preston Rd. Suite D-9349  
Dallas, TX 75252  
972-248-2238  
[michele@advancedassociationmgmt.com](mailto:michele@advancedassociationmgmt.com)

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

<https://advancedam.vmsclientonline.com>

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate Fee:	\$350.00
Expedited Fee-Delivery within 48 Hours	\$500.00
Rush Fee-Delivery within 72 Hours	\$450.00
Transfer Fee	\$250.00

9. Other information the association considers appropriate:

<https://advancedassociationmgmt.condocerts.com/resale/>

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 18th day of November, 2022.

Oakbrook Community Service Association, Inc. a  
Texas non-profit corporation

By:

*Michelle Hernandez*

Its: Duly Authorized Agent

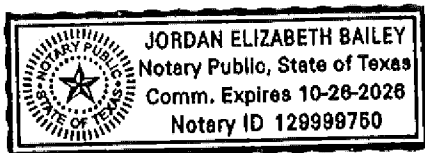
#### ACKNOWLEDGMENT

STATE OF TEXAS §

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COUNTY OF DALLAS §

This instrument was acknowledged before me on the 18th day of November, 2022, by Michelle Hernandez, of Oakbrook Community Service Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



*Jordan Bailey*  
Notary Public in and for the State of Texas

My Commission Expires:

10/26/2026

**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202300002781

eRecording - Real Property

Recorded On: January 05, 2023 09:46 AM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$30.00

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**\*\*\*\*\* 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: 202300002781  
Receipt Number: 20230105000212  
Recorded Date/Time: January 05, 2023 09:46 AM  
User: Lynn G  
Station: CC53

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF DALLAS**

**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