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MANAGEMENT CERTIFICATE

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. **Name of the Subdivision:** Oak Tree Estates

2. **Name of the Association:** The Homeowners' Association of Oak Tree Estates, Inc.

3. **Recording data for the Subdivision:**

Oak Tree Estates, Volume G, Page 85, in the plat records of Ellis County, Texas as it may be amended or supplemented.

4. **Recording data for the Declaration and Declaration amendments:**

Documents recorded in 0415313, 534468, Official Public Records of Ellis County, Texas.

5. **Name and mailing address of the Association:** The Homeowners' Association of Oak Tree Estates, Inc., c/o Goodwin & Company, PO Box 203310, Austin, TX 78720

6. **Name, mailing address, phone number & email for designated representative:**

Goodwin & Company
PO Box 203310, Austin, TX
855.289.6007
Info@goodwintx.com

7. **Website address where all dedicatory instruments can be found:**

<https://dote.sites.townsq.io/> or www.goodwintx.com , use the "find my community" search bar to locate the community webpage

8. **Fees charged by Association related to a property transfer:**

Resale Certificate: \$375

Resale Certificate Update: \$75

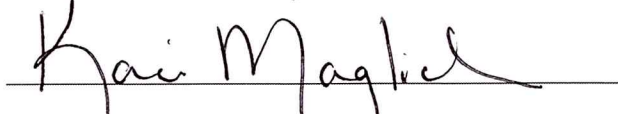
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:

- 1 business day: \$350 / 3 business days: \$250 / 5 business days: \$150 / 7 business days: \$100

Compliance Inspection Fee (optional): \$150

Transfer Fee: \$340

This management certificate is filed of record in Ellis County, Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed of record, whichever is sooner.



By: Kaci Maglich, Managing Agent for The Homeowners' Association of Oak Tree Estates, Inc., Duly Authorized Agent
Signed: January 7, 2025

AFTER RECORDING RETURN TO:

Goodwin & Company
PO Box 203310
Austin, TX 78720-3310

STATE OF TEXAS
COUNTY OF ELLIS

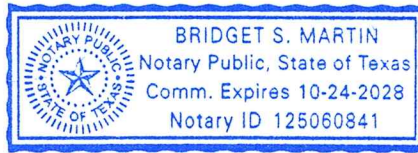
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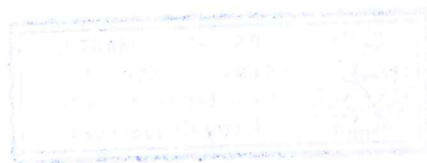
This instrument was signed before me on January 7, 2025, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.



Notary Public in and for the State of Texas
Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028





STATE OF TEXAS

COUNTY OF ELLIS

I hereby certify this instrument was filed on the date
and time stamped hereon and was duly recorded in
the records of Ellis County, Texas as stamped hereon.



Hugo Velazquez

COUNTY CLERK, ELLIS COUNTY TEXAS

FILED FOR RECORD - ELLIS COUNTY, TX
INST NO. 2504104
on Feb 07, 2025 at 01:06:00 PM