

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**CERTIFICATE OF MANAGEMENT
FOR
OAK CANYON ESTATES SUBDIVISION**
(PURSUANT TO TEXAS PROPERTY CODE, SECTION 209.004)

Name of Subdivision:

Oak Canyon Estates Subdivision, Phases I and II

Subdivision Recording Data:

Plat of the Oak Canyon Estates Subdivision is recorded in Volume 1, Page 48, Plat Records, Kent County, Texas; in Volume 20, Page 486, Official Public Records, Kent County, Texas; and, in Volume 271, Page 282, Deed Records, Garza County, Texas.

Plat of the Oak Canyon Estates Subdivision (Phase II– Lots 107-117) is recorded Volume 290, Page 83, Deed Records, Garza County, Texas.

Declaration:

Declaration of Restrictive Covenants regarding the Oak Canyon Estates Subdivision dated May 3, 2004 is recorded in Volume 20, Page 378, Official Public Records, Kent County, Texas; and, in Volume 271, Page 306, Deed Records, Garza County, Texas.

Amended Declaration of Restrictive Covenants regarding the Oak Canyon Estates Subdivision dated October 1, 2021 is recorded in Volume 124, Page 27, Official Public Records, Kent County, Texas; and, in Volume 382, Page 278, Deed Records, Garza County, Texas.

Name of Association:

Oak Canyon Estates Homeowners Association, Inc.

Mailing Address of Association:

Oak Canyon Estates Homeowners Association, Inc.
100 West Garza Street
Slaton, Texas 79364-4126

Designated Representative of Association:

John Mason, President

Mailing Address, Phone and Email of Designated Representative of Association:

John Mason
2549 Ward Road
Snyder, Texas 79549

Phone: 806-629-4257
Email: jmason0562@aol.com

Website Address of Any Internet Website on Which Association's Dedicatory Instruments are Available:

www.texasfile.com/search/texas/garza-county/county-clerk-records

www.texasfile.com/search/texas/kent-county/county-clerk-records

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Amount and Description of Fee or Fees Charged by Association Relating to Property Transfer in Subdivision:

HOA Dues (prorated as applicable) \$ 481.00

Other Appropriate Information:

When a lot in the Oak Canyon Estates Subdivision is initially sold by Devil Dog Fishing Dynasty, LLC and Starboard Industries, LLC, the following one-time fees will be charged to the Buyer:

Water Connect Fee \$ 1,500.00*

Special Assessment Dock Fee \$ 1,000.00*

* The above fees do not apply to any subsequent change in ownership.

The undersigned hereby certifies that he is the duly elected President of the **Oak Canyon Estates Homeowners Association, Inc.**, a Texas Non-Profit Corporation; and, that the above and foregoing Certificate of Management is true and correct.

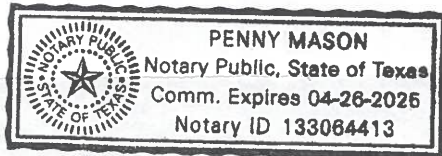
Oak Canyon Estates Homeowners Association, Inc.

By: John Mason
John Mason, President

THE STATE OF TEXAS §

COUNTY OF Garza §

The instrument was acknowledged this 17 day of July, 2023, by **John Mason**, as President of the **Oak Canyon Estates Homeowners Association, Inc.**, a Texas Non-Profit Corporation; on behalf of said corporation.



Penny Mason
Notary Public in and for the State of Texas
My commission expires: 04/26/2023

This instrument is being recorded in the Official Public or Deed Records of Garza and Kent Counties, Texas, and shall be indexed as a "Property Owners' Association Management Certificate" in accordance with Section 209.004(a-1) of the Texas Property Code; and a recorded copy of same is being provided to the Texas Real Estate Commission, as required by Section 209.004(b-1) of the Texas Property Code.

PREPARED IN THE OFFICE OF:

Hargrove Law Firm
2617 College Avenue
Snyder, Texas 79549
Tel: (325) 573-8558
Fax: (325) 573-0974

AFTER RECORDING, RETURN TO:

Hargrove Law Firm
P.O. Box 841
Snyder, Texas 79550

FILED FOR RECORD
2023 Aug 30 at 10:56 AM
Terri Laurence, County Clerk
GARZA COUNTY, TEXAS
CS Chad Smith DEPUTY

FILED FOR RECORDat 10:00 o'clock a. m.

Date 8-21-2023
Craig Harrison
COUNTY CLERK, KENT COUNTY, TEXAS

By Stan Bunick Deputy

State of Texas
County of Kent

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I hereby certify that this instrument was filed and time stamped hereon by me and was duly recorded in the volume and page of the named records of Kent County, Texas as stamped hereon by me.

Recorded: 8-21-2023Vol. 132 Page 737

OPR

Records

Craig Harrison, County and District Clerk
Kent County, Texas

By Stan Bunick Deputy

THE STATE OF TEXAS
COUNTY OF GARZA

I hereby certify that this instrument was filed and
time stamped hereon by me and was duly recorded in
Volume 0393 on page 0448 on the named records of
Garza County, Texas on 30 August, 2023, at 10:55 AM.

TERRI LAURENCE

Garza County Clerk

By:

CARLA SANCHEZ, Deputy