

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
OAKWOOD TRAILS TOWNHOMES ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

The undersigned, being the Managing Agent of Oakwood Trails Townhomes Association, Inc., a non-profit corporation ("**Association**") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Oakwood Trails Townhomes.
2. Name of Association: The name of the Association is Oakwood Trails Townhomes Association, Inc.
3. Recording Data for the Subdivision:

Revised Plat of Lot One (1), Block 14-B, Woodhaven Country Club Estates, 3-B Filing, a revision of Lot One (1), Block Fourteen (14), Woodhaven Country Club Estates, a subdivision in Tarrant County, Texas, according to the map or plat thereof, recorded in Volume 388 97 in the Plat Records of Tarrant County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:
 - a. Documents:
 - (1) First Amended and Restated Declaration of Covenants, Conditions & Restrictions for Oakwood Trails Townhomes Fort Worth, Tarrant County, Texas.
 - (2) Correction Instrument.
 - b. Recording Information:
 - (1) Tarrant County Clerk's File No. D214114642.
 - (2) Tarrant County Clerk's File No. D217033482.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Oakwood Trails Townhomes Association, Inc. c/o PMI Nortex Properties, 700 Central Expy S, Suite 400, Allen, TX 75013.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

PMI Nortex Properties
700 Central Expy S, Suite 400
McKinney, TX 75013
(945) 234-0700
support@pminortexproperties.com

7. The Association's Dedicatory Instruments are available to Members online at:
<http://www.pminortexproperties.com/>

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 225.00
Transfer Fee	\$ 250.00
Updated Resale Certificate Fee	\$ 10.00 - \$ 75.00
Capitalization Fee	2 months prepaid Assessments
Rush Fee	\$ 25.00

Executed on this 8th day of November, 2024.

OAKWOOD TRAILS TOWNHOMES
ASSOCIATION, INC.

By: PMI Nortex Properties, Managing Agent


Scott Ehrenberger, Property Manager

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF Collin §

BEFORE ME, the undersigned notary public, on this 8th day of November, 2024, personally appeared Scott Ehrenberger, Property Manager for PMI Nortex Properties, Managing Agent for Oakwood Trails Townhomes Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.


Notary Public in and for the State of Texas

