

**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, 2305 S Custer Rd #706, McKinney, TX 75072.

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
Allen, Texas 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	\$ 250.00
Private Transfer Fee	\$ 275.00
Updated Resale Certificate Fee	\$ 10.00 - \$ 75.00
Capitalization Fee	2 months prepaid Assessments
Rush Fee	\$ 25.00

Executed on this 2nd day of October, 2025.

OAKWOOD TRAILS TOWNHOMES
ASSOCIATION, INC.

By: PMI Nortex Properties, Managing Agent

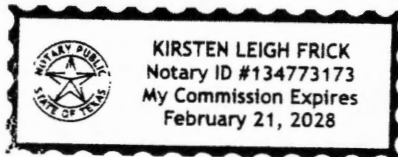

Scott Ehrenberger, Property Manager

*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 §

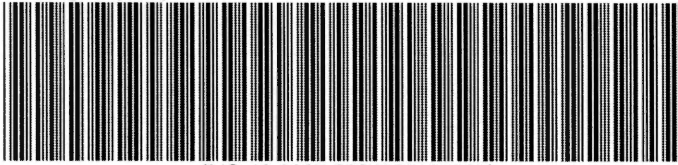
COUNTY OF Collin §

BEFORE ME, the undersigned notary public, on this 02 day of October, 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.



Kirsten Frick
Notary Public in and for the State of Texas

After recording return to:
PMI Nortex Properties
700 Central Expy S. Suite 400
Allen, TX 75013



VG-48-2025-2025000127002

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2025000127002

Real Property
HOMEOWNERS ASSOC DOCS

Recorded On: October 02, 2025 12:36 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 2025000127002
Receipt Number: 20251002000467
Recorded Date/Time: October 02, 2025 12:36 PM
User: Dwayne K
Station: Workstation cck165

Record and Return To:

PMI NORTEX PROPERTIES
700 CENTRAL EXPY S STE 400
ALLEN TX 75013



**STATE OF TEXAS
Collin County**

**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 Public Records of Collin County, Texas**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX