

***FIFTH AMENDED MANAGEMENT CERTIFICATE
FOR
THE OAKMONT ESTATES OF LUBBOCK PROPERTY OWNERS ASSOCIATION***

STATE OF TEXAS §
COUNTY OF LUBBOCK §

In accordance with Section 209.004 of the *Texas Property Code*, The Oakmont Estates of Lubbock Property Owners Association files this Fifth Amended Management Certificate for the purpose of providing the following information:

1. ***Name of Subdivision:*** Oakmont Estates, an Addition to the City of Lubbock, Lubbock County, Texas

2. ***Name of Homeowners Association:*** The Oakmont Estates of Lubbock Property Owners Association, a Texas non-profit corporation

3. ***Recording Data for Subdivision:*** Dedicatory Certificate recorded in Document No. 2012036288, corrected in Document No. 2012041167, and refiled in Document No. 2013022976 of the Official Public Records of Lubbock County, Texas, impressing the name of Lots One (1) through Fifty-Seven (57), inclusive, and Tracts A through U, Oakmont Estates, an Addition to the City of Lubbock, Lubbock County, Texas; and

Dedicatory Certificate recorded in Document No. 2014000252, as corrected in Document No. 2014003394 of the Official Public Records of Lubbock County, Texas, impressing the name of Lots Fifty-eight (58) through Seventy-two (72) and Seventy-three (73) through One Hundred (100), inclusive, and Tracts "V" through "X," Oakmont Estates, an Addition to the City of Lubbock, Lubbock County, Texas; and

Dedicatory Certificate recorded in Document No. 2014027297 of the Official Public Records of Lubbock County, Texas, impressing the name of Lots One Hundred One (101) through One Hundred Nineteen (119), and Tracts "Y," "Z," "AA," and "BB," Oakmont Estates, an Addition to the City of Lubbock, Lubbock County, Texas; and

Dedicatory Certificate recorded in Document No. 2015028807 of the Official Public Records of Lubbock County, Texas, impressing the name of Lots One Hundred Seventy-four (174) through One Hundred and Ninety-one (191), inclusive, and Tracts "GG" "HH" and "II" Oakmont Estates, an Addition to the City of Lubbock, Lubbock County, Texas;

Dedicatory Certificate recorded in Document No. 2016000537 of the Official Public Records of Lubbock County, Texas, impressing the name of Lots One Hundred and Twenty (120) through One Hundred Seventy-three (173), inclusive, and Tracts "CC," "DD," "EE," and "FF," Oakmont Estates, an Addition to the City of Lubbock, Lubbock County, Texas, as may be subsequently corrected and/or refiled; and

Dedicatory Certificate recorded in Document No. 2016000541 of the Official Public Records of Lubbock County, Texas, impressing the name of Lots One (1) through Twelve (12),

inclusive, and Tracts A and B, The Cove at Oakmont Estates, an Addition to the City of Lubbock, Lubbock County, Texas.

Dedicatory Certificate recorded in Document No. 2017016172 of the Official Public Records of Lubbock County, Texas, impressing the names of Lots One Hundred Ninety-Two (192) through Two Hundred Thirty-Eight (238), and Tracts "JJ" through "OO", Oakmont Estates, an Addition to the City of Lubbock, Lubbock County, Texas.

Dedicatory Certificate recorded in Document No. 2018026927 of the Official Public Records of Lubbock County, Texas, impressing the names of Lots Two Hundred Thirty-Nine (239) through Three Hundred One (301), and Tracts "PP" through "QQ", Oakmont Estates, an Addition to the City of Lubbock, Lubbock County, Texas.

4. ***Recording Data for Declaration:*** The Declaration of Covenants, Conditions and Restrictions for the Subdivision is recorded in Document No. 2012036289, and refiled in Document No. 2012041168 of the Official Public Records of Lubbock County, Texas; the Amended and Supplementary Declaration of Covenants, Conditions and Easements on and for Oakmont Estates is recorded in Document No. 2014000502 of the Official Public Records of Lubbock County, Texas; and the Second Amended and Supplementary Declaration of Covenants, Conditions, Restrictions and Easements on and for Oakmont Estates is recorded in Document No. 2014027298; the Declaration was amended by instrument dated August 13, 2014, recorded August 22, 2014 in Clerk's Document No. 2014030775 of the Official Public Records of Lubbock County, Texas (the "Third Amendment"); and, by the Third Amendment, the Declarant added provisions to the Declaration prohibiting the construction of public improvements that would be maintained by a Public Improvement District ("PID") as contemplated in Chapter 372 of the *Texas Government Code* or any similar statute, or taking any action that would result in PID assessments being made against all or any portion of the Property; the "Fourth Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements on and for Oakmont Estates" is recorded in Document No. 2015028808 of the Official Public Records of Lubbock County, Texas; and, the "Fifth Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements on and for Oakmont Estates" is recorded in Document No. 2016000538 of the Official Public Records of Lubbock County, Texas; the Sixth Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements on and for The Cove at Oakmont Estates" is recorded in Document No. 2016000542 of the Official Public Records of Lubbock County, Texas; the Seventh Amended and Supplementary Declaration of Covenants, Conditions, Restrictions and Easements on and for Oakmont Estates is recorded in Document No. 2017016173 of the Official Public Records of Lubbock County, Texas; the Declaration was amended by the Eighth Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements on and for Oakmont Estates dated the 23rd day of February, 2018, recorded March 8, 2018 in Document No. 2018008195 of the Official Public Records of Lubbock County, Texas (the "Eighth Amendment"); and by the Eighth Amendment, the Declarant added provisions to the Declaration prohibiting certain actions pertaining to the unlawful use of recreational off-highway vehicles for the purpose of maintaining the health and safety of owners and residents within Oakmont Estates; the Ninth Amended and Supplementary Declaration of Covenants, Conditions, Restrictions and Easements on and for Oakmont Estates is dated the 19th day of June, 2018, and recorded July 18, 2018 in Document No. 2018026928 of the Official Public Records of Lubbock County, Texas (the "Ninth Amendment"); and the Declaration was amended by the Tenth Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements on and for Oakmont Estates is dated the 19th day of June,

2018, and recorded July 18, 2018 in Document No. 2018026929 of the Official Public Records of Lubbock County, Texas (the "Tenth Amendment"); and by the Tenth Amendment, the Declarant added provisions to the Declaration allowing for the limited circumstances in which an additional garage may be constructed upon the Lot that would not otherwise comply with the Declaration. All of the above-described documents are collectively referred to herein as the "Declaration." The Declaration includes an annual maintenance assessment constituting a lien upon the Property. As to Lots 1 through 13, Lots 18 and 19, and Lots 26 and 27, Oakmont Estates, the Declaration of Covenants, Conditions and Restrictions recorded in Clerk's Document No. 2011023759 of the Official Public Records of Lubbock County, Texas, is also applicable.

5. ***Mailing Address of Association:*** The Oakmont Estates of Lubbock Property Owners Association
c/o Texas Hawkize Property Management, LLC, Managing Agent
P.O. Box 53238
Lubbock, Texas 79453

The Association's registered agent and office are on file with the Secretary of State of Texas.

6. ***Bylaws of the Association:*** The Bylaws of the Oakmont Estates of Lubbock Property Owners Association are recorded in Clerk's Document No. 2012037313 of the Official Public Records of Lubbock County, Texas.

7. ***Name of Association's Designated Representative:*** The Association's Designated Representative is Brenda B. Hawkins, P.O. Box 53238, Lubbock, Texas 79453.

Other information the Association considers appropriate for the governing, administration or operation of the subdivision and homeowners association: All of Lots One (1) through Three Hundred One (301), and Tracts A through Z, and Tracts AA through QQ, Oakmont Estates, an Addition to the City of Lubbock, Lubbock County, Texas, and all of Lots One (1) through Twelve (12), and Tracts A and B, The Cove at Oakmont Estates, an Addition to the City of Lubbock, Lubbock County, Texas, are subject to the Declaration as described above, as amended and supplemented; and all of said Lots are subject to an assessment lien in favor of The Oakmont Estates Property Owners Association, and to said Association's authority to levy and collect assessments as set forth in Article V of said Declaration, as amended and supplemented. All Owners of a Lot or Lots within the subdivision are obligated to be a member of the Association. Restrictive covenants governing the use and occupancy of the property within the subdivision, and dedicatory instruments governing the establishment, maintenance and operation of this residential community are recorded in the office of the Lubbock County Clerk, with the recording information for said instruments being described above, and copies of the restrictive covenants and dedicatory instruments may be obtained from the Lubbock County Clerk. Every Owner of a Lot or Lots within the subdivision, except as expressly provided in the Declaration, is obligated to pay assessments to the Association. The amount of the assessment is subject to change. An Owner's failure to pay the assessments could result in a lien on and the foreclosure of the Lot or Lots owned by the Owner, subject to the provisions of the *Texas Residential Property Owners Protection Act* and all other applicable law. ("Owner" and "Lot" are defined in the Declaration). The assessment lien held by

the Homeowner's Association is subordinate to certain liens and mortgages as set forth in Article V, Section 8 of the Declaration.

Note: This Management Certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to identify all information applicable to the subdivision. No person should rely on this Management Certificate for any purpose other than the identification of the Association and its contact person in relation to the transfer of title to property within the subdivision.

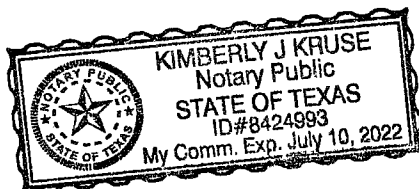
THE OAKMONT ESTATES PROPERTY
OWNERS ASSOCIATION
By: TEXAS HAWKIZE PROPERTY
MANAGEMENT, LLC, its Managing Agent

By: Brenda B. Hawkins
Print Name: Brenda B. Hawkins
Print Title: Managing Member

THE STATE OF TEXAS

COUNTY OF LUBBOCK

This instrument was acknowledged and signed before me on the 27 day of July, 2018, by BRENDA B. HAWKINS, Managing Member of TEXAS HAWKIZE PROPERTY MANAGEMENT, LLC, Managing Agent of THE OAKMONT ESTATES PROPERTY OWNERS ASSOCIATION, on behalf of the Association.



[Signature]
Notary Public, State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
07/30/2018 08:12 AM
Recording Fee: \$38.00
2018028331