

\*VC-418-2022-87667\*

Denton County  
Juli Luke  
County Clerk

Instrument Number: 87667

Real Property Recordings  
PROPERTY ASSOC MGMT CERT

Recorded On: June 14, 2022 09:39 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

\*\*\*\*\* 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: 87667  
Receipt Number: 20220614000144  
Recorded Date/Time: June 14, 2022 09:39 AM  
User: Patty M  
Station: Station 5

**Record and Return To:**

ULYSSES WRIGHT JR  
2656 NEWCASTLE DR  
  
CARROLLTON TX 75007



STATE OF TEXAS  
COUNTY OF DENTON

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 Records of Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

**Management Certificate  
For  
Oak Creek Estates  
Carrollton, Texas**

Pursuant to provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association records this Management Certificate for O C Estates Homeowners' Association Inc.

1. The name of the subdivision is Oak Creek Estates
2. The name of the association is O C Estates Homeowners' Association Inc.
3. The recording data is as follows  
Oak Creek Estates Phase I" and "Oak Creek Estates Phase II", according to the Plat thereof recorded in Cabinet H, Slide 344, and Cabinet I, Slide 83, of the Plat Records, Denton County, Texas,
4. The recording Data for the Declarations follows:

Declaration of Covenants and Restrictions for Oak Creek Estates Phase I, which was recorded under Volume 3040, Page 0461, et seq. of the Official Public Records of Denton County, Texas

Declaration of Covenants and Restrictions for Oak Creek Estates Phase II, which was recorded under Volume 3296, Page 1008, et seq. of the Official Public Records of Denton County, Texas

First Amendment to Declaration of Covenants and Restrictions for Oak Creek Estates, Phase I, which was recorded under Volume 3081, Page 0106, et seq. of the Official Public Records of Denton County, Texas

Amended and Restated Declaration of Covenants, conditions and Restrictions for Oak Creek Estates which was recorded under instrument number 2018-88762 on July 30 2018 in the Official Public Records of Denton County, Texas

First Amendment to the Amended and Restated Declaration of Covenants, conditions and Restrictions for Oak Creek Estates which was recorded under doc number 2021-55766 on March 30 2021.

5. Oak Creek Estates Homeowner's Association

PO Box 116921  
Carrollton, Texas 75011-6921

Ulysses Wright

President

214-770-4697

[president@oceha.com](mailto:president@oceha.com)

6. Web site: [oceha.com](http://oceha.com)

7. Fees

Annual Dues due January 15 of new year \$250  
Late fee if not paid by January 31 and every month not paid. \$25

Working Capital Contribution due at the sale of an individual home by new owner: \$450

Resale Certificates issued in five days \$150  
Expedited resales certificates \$250

Fines for violations  
Additions, Structure and roof per month until repaired \$150  
Landscaping and fence per month until corrected \$50

The Management Certificate is executed by

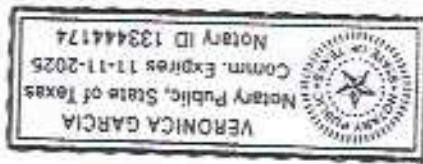
Ulysses Wright

Ulysses Wright  
President  
Oak Creek Estates

State of Texas  
County of Tarrant

Sworn to and subscribed before me on  
the 14th day of June, 2022

[Signature]  
Notary Public's Signature  
My Commission Expires 11-11-2025



Mark G.  
2656 Newcastled  
Carrollton TX  
75007