

Denton County  
Juli Luke  
County Clerk

---

Instrument Number: 143059

ERecordings-RP

CERTIFICATE

Recorded On: December 22, 2025 10:22 AM

Number of Pages: 6

---

" Examined and Charged as Follows: "

Total Recording: \$45.00

---

\*\*\*\*\* 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: 143059  
Receipt Number: 20251222000203  
Recorded Date/Time: December 22, 2025 10:22 AM  
User: Debbie D  
Station: Station 22

**Record and Return To:**

Corporation Service Company



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

AFTER RECORDING RETURN TO:  
Manning and Meyers, Attorneys at Law  
4340 N Central Expy #200  
Dallas, TX 75206

STATE OF TEXAS           §  
  §  
COUNTY OF DENTON      §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE FOR  
OAKWOOD ESTATES HOMEOWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of December 15, 2025, by Oakwood Estates Homeowners Association, Inc. a Texas non-profit corporation (the "Association").

WITNESSETH

WHEREAS, Centex Real Estate Corporation, a Nevada corporation qualified to do business in Texas, ("Declarant") has previously placed of record that certain Declarations of Covenants, Conditions, and Restrictions for Oakwood Estates Homeowners Association, Inc., dated June 22, 1994 (the "Declaration") recorded in Document No. 027899 of the Real Property Records of Denton County, Texas which Declaration is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto.
2. Name of the Association. The name of the Association is Oakwood Estates Homeowners Association, Inc.
3. Recording Data for the Subdivision. Recording data for the Subdivisions are set forth in Exhibit A attached hereto.
4. Recording Data for the Declaration. The recording data for the Declaration is Document No. 027899 of the Official Public Records of Denton County, Texas. The recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.
5. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is Oakwood Estates Homeowners

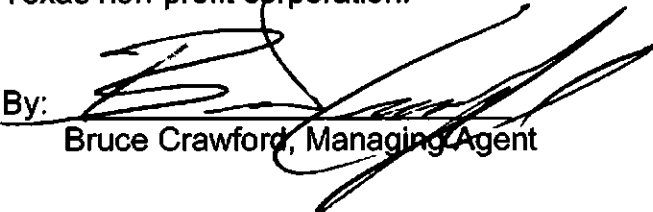
Association, Inc., c/o Insight Association Management, 2400 Lakeside Blvd, Suite 550, Richardson, TX 75082. The Association's managing agent is Insight Association Management, 2400 Lakeside Blvd, Suite 550, Richardson, TX 75082. Phone number (214) 494-6002, and email address [resales@insightam.com](mailto:resales@insightam.com).

6. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is <https://engage.goenumerate.com/s/oakwoodestates/>
7. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code, and serves to take the place of all Management Certificates previously filed by the Association.

ASSOCIATION:

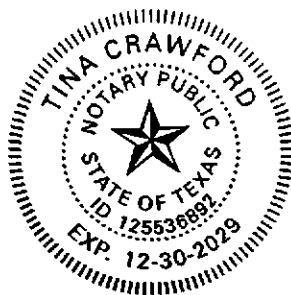
Oakwood Estates Homeowners Association, Inc. a Texas non-profit corporation.

By:   
Bruce Crawford, Managing Agent

THE STATE OF TEXAS    §  
  §  
COUNTY OF DENTON    §

This instrument was acknowledged before me on this 15th day of December 2025, by Bruce Crawford, Insight Association Management, Managing Agent for Oakwood Estates Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



  
Notary Public Signature

## **Exhibit A**

### **[Recording Data for the Subdivision]**

Plats of Oakwood Estates Homeowners Association, Inc. recorded in the Map or Plat Records  
of Denton County

- Oakwood Estates  
Filed in Denton County, Texas  
Document No. 1994-51964  
Volume K, Page 258

## **Exhibit B**

### **[Recording Data for the Declaration]**

Amendments to the Declaration for Oakwood Estates Homeowners Association, Inc. recorded with  
Denton County

- a. Declaration of Covenant, Conditions, and Restrictions recorded under Document No. 027899, Official Public Records of Denton County, Texas.
- b. First Amended and Restated Bylaws recorded under Document No. 16070, Official Public Records of Denton County, Texas.

**Exhibit C**

**[Description and Fees Associated to Transfer of Title]**

**Management Fees**

1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents).....\$450.00
2. Resale Disclosure (TREC Form) and Association Documents.....\$375.00
3. Resale Disclosure Update..... \$75.00
4. Transfer Fee..... \$250.00
5. 5 Day Rush Fee.....\$75.00
6. 3 Day Rush Fee.....\$100.00
7. 1 Day Expedited Rush Fee.....\$200.00
8. Custom Questionnaires.....\$165.00
9. Association Questionnaires.....\$125.00

**Association Fees**