


MARY LOUISE NICHOLSON
COUNTY CLERK

**THIRD AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
SOUTH OAK GROVE ESTATES RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer or managing agent of South Oak Grove Estates Residential Community, Inc., a Texas nonprofit corporation (the “Association”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS MANAGEMENT CERTIFICATE AMENDS AND RESTATES IN ITS ENTIRETY ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR SOUTH OAK GROVE ESTATES RESIDENTIAL COMMUNITY, INC., INCLUDING, BUT NOT LIMITED TO, THOSE RECORDED UNDER DOCUMENT NOS. D223202185, D224003104 AND D224017576, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

1. The name of the subdivision: South Oak Grove Estates.
2. The name of the Association: South Oak Grove Estates Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Tarrant County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for South Oak Grove Estates, recorded under Document No. D223201927 in the Official Public Records of Tarrant County, Texas, as may be amended from time to time (the “Declaration”).
4. The recording data for the Declaration and any amendments thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: South Oak Grove Estates Residential Community, Inc., c/o Legacy Southwest Property Management, 5600 Tennyson Parkway, Suite 270, Plano, Texas 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	South Oak Grove Estates Residential Community, Inc., c/o Legacy Southwest Property Management
Mailing Address:	5600 Tennyson Parkway, Suite 270, Plano, TX 75024
Attn:	Monte McCaslin
Telephone Number:	214-705-1615 Option 12
Email Address:	<u>monte@legacysouthwestpm.com</u>

7. Website to access the Association’s dedicatory instruments:

www.SouthOakGroveEstatesHOA.com

8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - one-half (1/2) of the annual Regular Assessments

Transfer Fee - \$150.00

Resale Certificate Fee - \$250.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

**SOUTH OAK GROVE ESTATES RESIDENTIAL
COMMUNITY, INC.,**
a Texas nonprofit corporation

By: 

Name: Max Miller

Title: Director

STATE OF TEXAS

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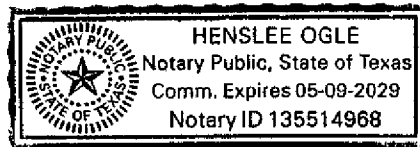
COUNTY OF Dallas

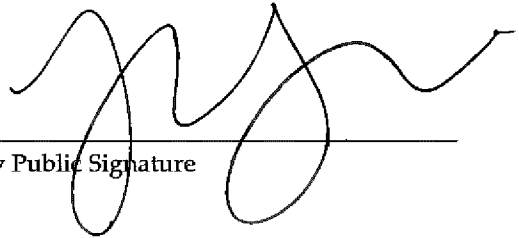
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This instrument was acknowledged before me on the 1 day of August, 2025, by Max Miller, Director of South Oak Grove Estates Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)




Notary Public Signature

AFTER RECORDING RETURN TO:

Kristi E. Stotts, Esq.

Winstead PC

600 W. 5th Street, Suite 900

Austin, Texas 78701

Email: kstotts@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for South Oak Grove Estates, recorded under Document No. D223201927 in the Official Public Records of Tarrant County, Texas, as may be amended from time to time.
2. South Oak Grove Estates Community Manual, recorded under Document No. D223202064 in the Official Public Records of Tarrant County, Texas, as may be amended and supplemented from time to time.
3. South Oak Grove Estates Adoption of Working Capital Assessment, recorded under Document No. D223202070 in the Official Public Records of Tarrant County, Texas.
4. South Oak Grove Estates Notice of Addition of Land, recorded under Document No. D224003057, Official Public Records of Tarrant County, Texas.
5. South Oak Grove Estates Notice of Addition of Land [Eagle's Crossing], recorded under Document No. D224017426 in the Official Public Records of Tarrant County, Texas.

ATTACHMENT 1
SOUTH OAK GROVE ESTATES RESIDENTIAL COMMUNITY, INC.
THIRD AMENDED AND RESTATED MANAGEMENT CERTIFICATE