



**Mary Louise Nicholson**  
**Tarrant County Clerk**

100 W. Weatherford  
Fort Worth, TX 76196  
(817) 884 - 1195

wm-countyclerk@tarrantcounty.com

**OFFICIAL RECEIPT**

RECEIPT NUMBER	DATE
6487100	02/25/2025 02:39:31 PM

**Issued to:** MORGAN BURKHART  
5600 HAVANA DRIVE  
NORTH RICHLAND HILLS, TX 76180

**For Payment of:**

Type	Pages	Reference #	Fees
1 PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE	2	D225031422	\$24.00
<b>Total:</b>			<b>\$24.00</b>

**Amount Paid:** \$24.00  
**Change:** \$0.00

Method of Payment:	Reference Number:	Amount:
Credit Card	c631ea5b	\$24.00

THANK YOU  
Mary Louise Nicholson  
County Clerk  
*Recording life's events since 2011*

Clerk: Natalie G



Your feedback is important to us.  
Scan the QR Code and let us know how our service was today.

**Notice of Confidentiality Rights:** If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

STATE OF TEXAS	§	
	§	
TARRANT	§	

### **PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**

In accordance with Texas Property Code section 209.004, Texas Residential Property Owners Protection Act, Oak Shadows Townhomes Homeowners' Association, Inc., a Texas nonprofit corporation, certifies as to the following:

1. The name of the subdivision is Oak Shadows Townhomes Addition..
2. The name of the association is Oak Shadows Townhomes Homeowners' Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision Plat is Instrument Number D173147006, Real Property Records, Tarrant County, Texas.
4. The recording data for the Declaration of Restrictive Covenants and any amendments to the Declaration of Restrictive Covenants is Instrument Number D223161818, Real Property Records, Tarrant County, Texas, and Instrument Number 223161819, Real Property Records, Tarrant County, Texas.

5. The name and mailing address for the association are as follows:

Oak Shadows Townhomes Homeowners' Association, Inc.  
Attention: President  
314 Rustling Leaves Lane  
Bedford, Texas 76021

6. The name, mailing address, telephone number, and e-mail address of the person managing the association is as follows:

Margaret Dunaway  
2906 Oak Shadows Circle  
Bedford, Texas 76021  
Telephone Number: 817-917-4439  
Email Address: maggie.dunaway@sbcglobal.net

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**D225031422**

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Page: 1 of 2

Fees: \$24.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

SUBMITTER: MORGAN BURKHART

*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Texas Property Code section 207.006 is OAKSHADOWSTOWNHOMES.COM

8. The association charges the following fees relating to a property transfer in the subdivision:

Administrative Transfer Fee: \$375.00

Document Preparation Fee: \$ 75.00

Total: \$450

9. Other Relevant Information considered as appropriate by Oak Shadows Townhomes Homeowners' Association, Inc.:

None.

EXECUTED as of Feb 20, 2025.

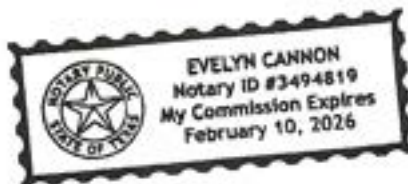
	OAK SHADOWS TOWNHOMES HOMEOWNERS' ASSOCIATION, INC., A TEXAS NONPROFIT CORPORATION	
	By:	
	Name: <u>NANCY MCGINN</u>	
	Title: <u>PRESIDENT OF HOA</u>	

Nancy McGinn

STATE OF TEXAS )

COUNTY OF TARRANT )

This instrument was acknowledged before me on 2/20/25 by  
Nancy McGinn as President and Duly Authorized Agent  
of Oak Shadows Townhome Owners Association, Inc. HOA



[Signature]  
Notary Public, State of Texas  
My Commission Expires: 2/10/26



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS OF  
TARRANT COUNTY, TEXAS  
02/25/2025 02:39 PM

D225031422  
PROPERTY OWNERS ASSOCIATION MANAGEMENT CE  
Pages: 2  
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MARY LOUISE NICHOLSON  
COUNTY CLERK