

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
OAKHURST HOME OWNERS ASSOCIATION, INC.**

The undersigned, being an officer of Oakhurst Home Owners Association, Inc. (the "Association") and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain Property Owners' Association Management Certificate for Oakhurst Home Owners Association, Inc., recorded as File No. RP-2025-237488, Official Public Records of Real Property of Harris County, Texas.

1. The name of the subdivision: Oakhurst Townhouses.
2. The name of the Association: Oakhurst Home Owners Association, Inc.,  
a Texas nonprofit corporation.
3. The recording data for the subdivision: All of that certain real property in Harris County, Texas, as described in the following Plats as amended and supplemented from time to time:
  - i. Oakhurst Townhouses, according to the map or plat filed under Clerk's Film Code 198069, in the Official Map Records of Harris County, Texas; and
  - ii. A Replat of Oakhurst Townhouses, according to the map or plat filed under Clerk's Film Code 231032, in the Official Map Records of Harris County, Texas.
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association:

Oakhurst Home Owners Association, Inc.  
c/o Lone Star Regional Management  
14550 Torrey Chase Blvd, Suite 170  
Houston, Texas 77014
6. The name, mailing address, telephone number, and email address of the person managing the Association:

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Name:             | Lone Star Regional Management                                                        |
| Attn.:            | Jessica Delgado, Managing Agent                                                      |
| Mailing Address:  | 14550 Torrey Chase Blvd, Suite 170, Houston, TX 77014                                |
| Telephone Number: | (713) 496-1315                                                                       |
| Email Address:    | <a href="mailto:management@lonestarregional.com">management@lonestarregional.com</a> |

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

<https://www.lonestarregional.com>

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

|                            |          |
|----------------------------|----------|
| Transfer Fee:              | \$350.00 |
| Resale Certificate:        | \$375.00 |
| Resale Certificate Update: | \$75.00  |
| Refinance Fee:             | \$100.00 |
| Rush Fee:                  | \$150.00 |
| Payoff Request Fee:        | \$175.00 |
| DRV Inspection:            | \$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.

OAKHURST HOME OWNERS ASSOCIATION, INC.,  
a Texas nonprofit corporation

By: [Signature]  
Name: Jessica Delgado  
Title: Property Manager

STATE OF TEXAS           §  
                                     §  
COUNTY OF Harris       §

This instrument was acknowledged before me this 12 day of March 2026  
by Jessica Delgado, the manager of Oakhurst Home Owners Association,  
Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]

[Signature]  
Notary Public Signature



AFTER RECORDING RETURN TO:  
Edward "Teddy" Holtz  
WINSTEAD PC  
600 Travis Street, Suite 5200  
Houston, Texas 77002  
tholtz@winstead.com

## EXHIBIT "A"

### RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions – Oakhurst Townhouses, recorded in File No. E326715, Official Public Records of Real Property of Harris County, Texas.
  - a. Amendments to Declaration of Covenants, Conditions and Restrictions – Oakhurst Townhouses, recorded in File No. E635963, Official Public Records of Real Property of Harris County, Texas.
2. Oakhurst Town Homes Pool Rules, recorded in File No. 20120012487, Official Public Records of Real Property of Harris County, Texas.
3. Oakhurst Home Owners Association, Inc. – Regulation of Solar Panels, Roof Shingles, Flags, Flag Poles, Religious Items and Rain Barrells, recorded in File No. 20120012488, Official Public Records of Real Property of Harris County, Texas.
4. Oakhurst Home Owners Association, Inc. – Books and Records Production Policy, recorded in File No. 20120012489, Official Public Records of Real Property of Harris County, Texas.
5. Oakhurst Home Owners Association, Inc. – Payment Plan Policy, recorded in File No. 20120012491, Official Public Records of Real Property of Harris County, Texas.
6. Oakhurst Home Owners Association, Inc. – Monthly Assessment Collection Policy, recorded in File No. 20140021486, Official Public Records of Real Property of Harris County, Texas.
7. Bylaws - Oakhurst Home Owners Association, Inc., recorded in File No. 20140058484, Official Public Records of Real Property of Harris County, Texas.
  - a. Amendment to the Bylaws of Oakhurst Home Owners Association, Inc., recorded in File No. 20150008157, Official Public Records of Real Property of Harris County, Texas.
8. Articles of Incorporation of Oakhurst Home Owners Association, Inc., recorded in File No. 20140058484, Official Public Records of Real Property of Harris County, Texas.
9. Oakhurst Home Owners Association, Inc. – Rules Regarding Owner Maintenance Requirements, recorded in File No. 20150398824, Official Public Records of Real Property of Harris County, Texas.
10. Board Resolution Regarding Approval of Foreclosure Actions and Enforcement Actions, recorded in File No. RP-2016-48212, Official Public Records of Real Property of Harris County, Texas.
11. Oakhurst Home Owners Association, Inc. – Rules Regarding Parking Enforcement and Towing Policy, recorded in File No. RP-2018-234244, Official Public Records of Real Property of Harris County, Texas.

RP-2026-95268  
# Pages 5  
03/13/2026 11:03 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$37.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

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.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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