

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
NORTH OAK MEADOWS RESIDENTIAL COMMUNITY, INC.

THE STATE OF TEXAS §
 §
 COUNTY OF BEXAR §

The undersigned, CAROLYN THACKER, the Director of Community Association Management – San Antonio for RealManage, the Managing Agent for North Oak Meadows Residential Community, Inc., a nonprofit corporation (the “Association”) organized and existing under the laws of the State of Texas, submits the following information pursuant to TEX. PROP. CODE § 209.004 which supersedes any prior Management Certificate filed by the Association:

1. Name of the Subdivision: North Oak Meadows
2. Name of Association: North Oak Meadows Residential Community, Inc.
3. Recording Data for the Subdivision: Deed and Plat Records of Bexar County, Texas

Subdivision Name	Volume	Page
Subdivision Plat Establishing North Oak Meadows	20001	640

4. Recording Data for the Declaration, Amendments, Articles, Bylaws and Policies as of the date hereof: Recorded in the Official Public Records of Bexar County, Texas

Covenants, Conditions, Restrictions and Easements	Document Number
Declaration of Covenants, Conditions and Restrictions North Oak Meadows Bexar County, Texas	20190008184
North Oak Meadows Adoption of Working Capital Assessment	20190009007
Articles and Bylaws	Document Number
North Oak Meadows Community Manual – including: 1. Certificate of Formation of North Oak Meadows Residential Community, Inc. 2. Bylaws of North Oak Meadows Residential Community, Inc.	20190010604
Policies, Resolutions, and Guidelines	Document Number
North Oak Meadows Design Guidelines	20190009012
North Oak Meadows Community Manual – including:	20190010604

3. Fine and Enforcement Policy 4. Assessment Collection Policy 5. Records Inspection, Copying and Retention Policy 6. Statutory Notice of Posting and Recordation of Association Governing Documents 7. Email Registration Policy 8. Generator Policy	
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5. Association Fees Related to Property Transfer:

Resale Certificate Fee	\$325.00
Transfer Fee Due at Time of Closing	\$375.00
Working Capital Assessment:	\$600.00 (Due from Purchaser at time of Closing)

6. Mailing Address for the Association:

North Oak Meadows Residential Community, Inc.
P.O. Box 803555
Dallas, Texas 75380

7. Association Management or Representative and Contact Information:

RealManage
c/o CT Corporation
PO Box 803555
Dallas, Texas 75380-3555
866-473-2573 Phone
866-919-5696 Fax
norokme@CiraMail.com

8. Association Website:


www.ciranet.com

Executed on this 30 day of Nov, 2021.

NORTH OAK MEADOWS RESIDENTIAL COMMUNITY, INC.

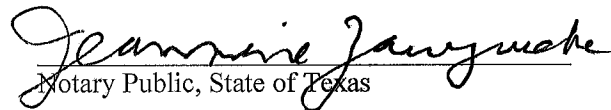
By: REALMANAGE

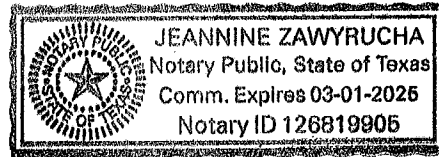
By:


CAROLYN HACKER, Director of Community
Community Association Management – San
Antonio RealManage, Managing Agent

STATE OF TEXAS §
 §
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BEFORE ME, the undersigned notary public, on this 30th day of NOV., 2021, personally appeared CAROLYN THACKER, Director of Community Association Management – San Antonio of RealManage, the Managing Agent for NORTH OAK MEADOWS RESIDENTIAL COMMUNITY, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.


Notary Public, State of Texas



AFTER RECORDING, RETURN TO:
Michael B. Thurman
THURMAN & PHILLIPS, P.C.
4093 De Zavala Road
Shavano Park, Texas 78249
Phone: (210) 341-2020

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/30/2021 4:38 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk