

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**

for

OCV COMMUNITY ASSOCIATION, INC.

(In Compliance with Section 209.004 of Title 11 of the Texas Property Code)

**THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §**

OCV COMMUNITY ASSOCIATION, INC. (the "Association") is a Texas Non-Profit Corporation and a property owners' association. The Association's information required by *Section 209.004 of Title 11 of the Texas Property Code*, and certain other information the Association considers appropriate, is set forth herein. The undersigned, being the Association's President and a Director of the Association, submits this updated/amended Management Certificate on behalf of the Association. This instrument supersedes any prior Management Certificate(s) filed by the Association. The Association certifies as to the following:

- 1. The name of the Subdivision(s) is/are OAK CREEK VILLAGE, Sections One (1) through Four (4), inclusive.
- 2. The name of the Association is OCV COMMUNITY ASSOCIATION, INC.
- 3. The recording data (i.e., Map or Plat reference) for each Section of the Subdivision is as follows:

Map(s) or Plat(s) Records of Harris County, Texas:

- (i) Oak Creek Village, Section 1 - Volume 167, Page 133.
- (ii) Oak Creek Village, Section 2 - Volume 177, Page 79.
- (iii) Oak Creek Village, Section 3 - Volume 190, Page 137.
- (iv) Oak Creek Village, Section 4 - Volume 219, Page 51.

- 4. The recording data for the Declaration (which may be referred to as the "Declaration," the "Restrictions," the "Deed Restrictions," the "Covenants, Conditions and Restrictions," the "Restrictions and Covenants" or the "CC&Rs") for each Section of the Subdivision, including Amendments, Modifications and/or Supplements as applicable, is as follows:

Deed Restrictions (Deed Records of Harris County, Texas):

- (i) Oak Creek Village, Section 1 - County Clerk's File No. D112023.
- (ii) Oak Creek Village, Section 2 - County Clerk's File No. D456907.
- (iii) Oak Creek Village, Section 3 - County Clerk's File No. D755870.
- (iv) Oak Creek Village, Section 4 - County Clerk's File No. E359832.

- 5. The name and mailing address of the Association is: OCV COMMUNITY ASSOCIATION, INC., P.O. Box 9184, The Woodlands, Texas 77387. (*See also* bookkeeper's address and contact information provided in paragraph 9(b) below).

RP-2021-525869

6. The name, mailing address, telephone number, and e-mail address of the Association's designated representative is: Jon Whisler, President, OCV Community Association, Inc., P.O. Box 9184, The Woodlands, Texas 77387 (Tel. No. 832.392.1787 / Email: jon.whisler@sbcglobal.net). (*See also* bookkeeper's address and contact information provided in paragraph 9(b) below).
7. The Association's website is www.oakcreekvillage.org, and true and correct copies of the Association's dedicatory instruments are accessible to Association Members on the Association's website.
8. The Amount and Description of Fees Charged by the Association relating to a Property Transfer in the Subdivision: A complete list of the fees and charges the Association may assess to be collected prior to or at the closing of a sale or refinance of a property in the Subdivision(s) is as follows: a) regarding a sale, an administrative Transfer Fee in the amount of \$220.00 is charged, payable to TXMGMT, LLC; b) regarding a refinance, an administrative refinance fee in the amount of \$175.00 is charged, payable to TXMGMT, LLC; c) if a Resale Certificate is requested, the fee for a Resale Certificate is \$300.00, payable to TXMGMT, LLC, and the fee for an updated Resale Certificate is \$75.00, payable to TXMGMT, LLC; d) the fee for a Statement of Account is \$150.00, TXMGMT, LLC; e) if any request is received on a one day expedited basis, a fee for expediting is charged in the amount of \$100.00, payable to TXMGMT, LLC; and f) if any request is received on a two-three day expedited basis, a fee for expediting is charged in the amount of \$50.00, payable to TXMGMT, LLC. The Association may require payment before beginning the process of providing a Resale Certificate but may not process such payment until the Certificate is available for delivery. A written request which does not specify the name and location to which the information is to be sent is not effective.
9. (a) Other information the Association considers appropriate is as follows: (i) Meetings of the Association's Board of Directors, as well as meetings of the Association's membership, are generally held at the Association's Clubhouse located at 3906 Gladeridge Drive, Houston, Texas 77068; and (ii) a true and correct copy of this recorded and file-stamped amended/updated Management Certificate will also be electronically filed with the Texas Real Estate Commission ("TREC") so that the TREC may make the data accessible to the general public through its Internet website.
- (b) Regarding maintenance charge and assessments invoicing, collection of assessments, Notices of Lien, pay-off memos, resale certificates and the like, the name and address (and other pertinent data) of the Association's bookkeeper is TXMGMT, LLC, also known as Texas Management or TXMGMT - Community Management, 25211 Grogans Mill Rd., Suite 328, The Woodlands, Texas 77380 (Mailing Address: P.O. Box 9184, The Woodlands, Texas 77387). Regarding bookkeeping and accounting, Elizabeth Galvan with TXMGMT, LLC assist in the management of the Association (Tel. No. 832.910.7525 / Email: service@txmgmt.com or elizabeth@txmgmt.com). The website for TXMGMT, LLC is www.txmgmt.com.

(Signature and Acknowledgment are Contained on Page 3 Hereof)

SIGNED on this the 11th day of September, 2021.

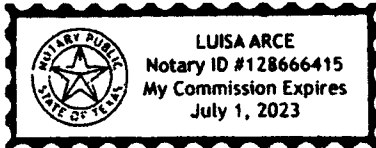
OCV COMMUNITY ASSOCIATION, INC.
(a Texas Non-Profit Corporation)

By: 
JON WHISLER, President

ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this the 11 day of September, 2021, personally appeared JON WHISLER, President of OCV COMMUNITY ASSOCIATION, INC. (the "Association," a Texas Non-Profit Corporation and a Texas property owners' association), a person known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed, on behalf of said Association.




NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After recording, return to:
OCV Community Association, Inc.
C/O TXMGMT, LLC
P.O. Box 9184
The Woodlands, Texas 77387

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Pages 4
09/14/2021 01:25 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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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