



70 2014 00002514

Denton County
Cynthia Mitchell
County Clerk
Denton, TX 76202

Instrument Number: 2014-2514

As

Recorded On: January 10, 2014

Property Owners Assoc Mgmt Cert

Parties: OAKMONT WEST COUNTRY CLUB ESTATES HOA

To

Billable Pages: 3

Number of Pages: 3

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

| | |
|--------------------------------|-------|
| Property Owners Assoc Mgmt Cer | 34.00 |
| Total Recording: | 34.00 |

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

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.

File Information:

Document Number: 2014-2514

Receipt Number: 1123232

Recorded Date/Time: January 10, 2014 11:00:32A

User / Station: C Robinson - Cash Station 1

Record and Return To:

THE BLEND LAW FIRM
14131 MIDWAY RD STE 1240
ADDISON TX 75001



THE STATE OF TEXAS }
COUNTY OF DENTON }

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

C Mitchell

County Clerk
Denton County, Texas

**OAKMONT WEST COUNTRY CLUB ESTATES
HOMEOWNERS ASSOCIATION**

MANAGEMENT CERTIFICATE

STATE OF TEXAS §
 §
COUNTY OF DENTON §

KNOWN ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owner's association hereby records this Management Certificate for Oakmont West Country Club Estates Homeowners Association.

1. The name of the subdivision is: Wynstone I and Wynstone II of Oakmont; Braewood, Braewood II and Braewood III of Oakmont..
2. The name of the Association is: Oakmont West Country Club Estates Homeowners Association (the "Association").
3. The recording data for the subdivision is as follows: See Declaration of Covenants, Conditions and Restrictions for Oakmont West Country Club Estates, filed for record on May 21, 2002, as Instrument No. 63834, Volume 5090, Page 01514 *et seq.* of the Real Property Records of Denton County, Texas.
4. The recording data for the Declaration is as follows: See Declaration of Covenants, Conditions and Restrictions for Oakmont West Country Club Estates, filed for record on May 21, 2002, as Instrument No. 63834, Volume 5090, Page 01514 *et seq.* of the Real Property Records of Denton County, Texas.
5. The name and mailing address of the Association: Oakmont West Country Club Estates Homeowners Association, P.O. Box 51761, Denton, Texas 76206, Email Address: oakmontwesthoa@yahoo.com.
6. The name and mailing address of the Association's Designated Representative: Oakmont West Country Club Estates Homeowners Association, Attn: President, P.O. Box 51761, Denton, Texas 76206, Email Address: oakmontwesthoa@yahoo.com.
7. Other information the Association considers appropriate: See (i) RESOLUTION BY THE WRITTEN CONSENT OF THE BOARD MEMBERS OF THE OAKMONT WEST COUNTRYCLUB ESTATES HOMEOWNERS ASSOCIATION - July 28, 2011, filed for record on September 6, 2011, as Instrument No. 2011-83429, of the Official Records of Denton County, Texas, (ii) RESOLUTION BY THE WRITTEN CONSENT OF THE BOARD MEMBERS OF THE OAKMONT WEST COUNTRYCLUB ESTATES HOMEOWNERS ASSOCIATION - July 28, 2011, filed for record on September 6, 2011, as Instrument No. 2011-83430, of the Official Records of Denton County, Texas, and (iii) Prospective purchasers are advised to independently examine the Declaration, By-Laws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized officer/managing agent on the 8th day of January, 2014.

**OAKMONT WEST COUNTRY CLUB
ESTATES HOMEOWNERS ASSOCIATION**

By: Ron Clark
Ron Clark, President

STATE OF TEXAS §
COUNTY OF Denton §

This instrument was acknowledged before me on this 7 day of Jan, 2014, by Ron Clark, President of Oakmont West Country Club Estates Homeowners Association, a Texas property owners association, on behalf of said property owners association.



Julie Holloway
Notary Public in and for the State of Texas

AFTER RECORDING PLEASE RETURN TO:
The Blend Law Firm, P.C.
14131 Midway Road, Suite 1240
Addison, Texas 75001