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THE STATE OF TEXAS §

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COUNTY OF COMAL §

MANAGEMENT CERTIFICATE
OF THE OAKS PROPERTY OWNERS ASSOCIATION

OAKS PROPERTY OWNERS ASSOCIATION, INC., a Texas Non-profit Corporation as defined by Chapter 209, Texas Property Code, hereby files this Management Certificate as required by Section 209.004, Texas Property Code:

1. The name of the subdivision is: The Oaks
2. The name of the association is: Oaks Property Owners Association
3. The recording data for the subdivision is:
 - a. Plat for THE OAKS, UNIT NO. 1 (Canyon Lake), recorded by Document NO. 64209 and Deed Record 124 Page 140 to Page 144 of the records of the County of Comal, Texas; and
 - b. Plat for THE OAKS, UNIT 11 (2) (Canyon Lake), recorded by Document NO. 74686 and Plat Record Volume 1 Page 92 of the records of the County of Comal, Texas; and
 - c. Plat for THE OAKS, IJ4 (Canyon Lake), recorded by Document NO. 101887 and Plat Record Volume 3 Page 35 of the records of the County of Comal, Texas; and
 - d. Plat for THE OAKS V (5) (Canyon Lake), recorded by Document NO. 81715 and Plat Record Volume 2 Page 14 of the records of the County of Comal, Texas; and
 - e. Plat for THE OAKS SUBDIVISION, Unit IX (Canyon Lake), recorded by Document NO. 134760 and Plat Record Volume 4 Page 100 of the records of the County of Comal, Texas; and
 - f. Plat for OAKS U 10 (Canyon Lake), recorded by Document NO. 101889 and Plat Record Volume 3 Page 36 of the records of the County of Comal, Texas; and
 - g. Plat for OAKS UI 1 (Canyon Lake), recorded by Document NO. 101889 and Plat Record Volume 3 Page 37 of the records of the County of Comal, Texas.
4. Mailing Address: Oaks POA, 1315 Charter Oak Drive, Canyon Lake, Texas 78133
Email: info@oakspoa.org

5. The Association is self-managed. The designated representative of the Association is: The President of the Board of Directors, Oaks Property Owners Association, 1315 Charter Oak Drive, Canyon Lake, Texas 78133; email: info@oakspoa.org.
6. The Dedicatory instruments for the Oaks POA are available on the website www.oakspoa.org
7. The current fees charged by the Oaks POA relating to property transfer in the subdivision are:
 - a) Administrative transfer fee: \$50.00
 - b) Resale certificate: \$350.00
 - c) Dues for the current fiscal year: \$300.00
 - d) Dues in arrears, if any, from year(s) 2019 – 2026: \$150 per year plus late fees and interest.
8. Other information: Requests for resale certificates should be directed to Oaks POA Treasurer, 1315 Charter Oak Drive, Canyon Lake, Texas 78133 or at info@oakspoa.org.

SIGNED this 24th day of July, 2026.

OAKS PROPERTY OWNERS ASSOCIATION, INC.

By: _____

Susan S. Vance

President, Board of Directors of The Oaks POA

State of Texas §

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County of Comal §

Sworn and subscribed before me on the 24th day of July, 2026, by Susan S. Vance, President of the Board of Directors for The Oaks POA.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
07/24/2026 02:09:40 PM
JESS 2 Page(s)
202606022446



Bobbie Koepp

Amber Lynn Swift

Notary Public

