

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
THE RESERVE AT RED OAK HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF ELLIS §

The undersigned, being the Managing Agent for The Reserve at Red Oak Homeowners Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is The Reserve at Red Oak.
2. Name of Association: The name of the Association is The Reserve at Red Oak Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Property described by metes and bounds on Exhibit "A" attached to the "Declaration of Covenants, Conditions, and Restrictions for The Oaks Residential Estates" recorded in the Official Public Records of Real Property of Ellis County, Texas under Clerk's File No. 2335455 (which said Exhibit "A" is incorporated herein by reference).
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Declaration of Covenants, Conditions, and Restrictions for The Oaks Residential Estates.
 - b. Recording Information:
 - (1) Ellis County Clerk's File No. 2335455.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is The Reserve at Red Oak Homeowners Association, Inc. c/o TBD Management, LLC, 11750 Katy Freeway, Suite 1400, Houston, Texas 77079.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: TBD Management,

LLC. Address: 11750 Katy Freeway, Suite 1400, Houston, Texas 77079. Phone No.: 713.219.9400. Email Address: hoa@tbdmanagementllc.com.

7. The Association's Dedicatory Instruments are Available to Members Online at: <https://www.tbdhomes.com>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Operating Fund Capitalization Fee [Declaration Article VI, Section 6.5]	Each Owner, other than Declarant or a Builder, upon acquisition of record title to a Lot, is obligated to pay an Operating Fund Capitalization Fee in an amount equal to 50% of the Annual Assessment for that year. The Operating Fund Capitalization Fee must be confirmed with the Association.
Reserve Fund Capitalization Fee [Declaration Article VI, Section 6.5]	Upon the transfer of ownership of a Lot by a Builder, the Lot is subject to a Reserve Fund Capitalization Fee in an amount equal to 1/4 th of the amount of the Annual Assessment for such Lot. The Reserve Fund Capitalization Fee is due and payable upon the date of such transfer. No Reserve Fund Capitalization Fee is payable upon the transfer of a Lot from Declarant to a Builder. The Reserve Fund Capitalization Fee must be confirmed with the Association.
Administrative Fee [Declaration Article VI, Section 6.7]	The Association may charge an Administrative Fee in connection with the sale of a Lot. An Administrative Fee must be paid to the Association upon each transfer of title to a Lot, but may not exceed 1/3 rd of the Annual

Assessment. The Administrative Fee must be confirmed with the Association.

Executed on this 22nd day of May, 2025.

THE RESERVE AT RED OAK HOMEOWNERS ASSOCIATION, INC.

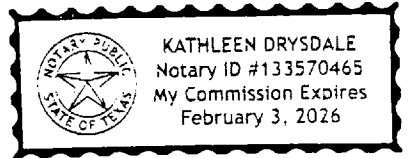
By: TBD Management, LLC, Managing Agent

By: [Signature]
Printed: Edith Ernwall
Its: HOA Director

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

BEFORE ME, the undersigned notary public, on this 22nd day of May, 2025 personally appeared Edith Ernwall, HOA Director for TBD Management, LLC, Managing Agent for The Reserve at Red Oak Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



[Signature]
Notary Public in and for the State of Texas

STATE OF TEXAS COUNTY OF ELLIS
I hereby certify this instrument was filed on the date and time stamped hereon and was duly recorded in the records of Ellis County, Texas as stamped hereon.
COUNTY CLERK, ELLIS COUNTY, TEXAS



[Handwritten signature]

FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 2518981 on June 10, 2025 at 2:25 PM