

Henderson County
Mary Margaret Wright
County Clerk
Athens, TX 75751

Instrument Number: 2026-00012732

As

Recorded On: 08/27/2026 04:10 PM Recordings - Land

Parties: OAK HARBOR OWNERS ASSOCIATION INC

To: PUBLIC

Number of Pages: 3 Pages

Comment:

(Parties listed above are for Clerks reference only)

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

Total Recording: 29.00

File Information:

Document Number: 2026-00012732

Receipt Number: 2026-14427

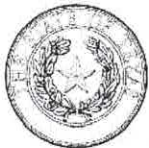
Recorded Date/Time: 08/27/2026 04:10 PM

Recorded By: Marilet Zumaya

*****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.

I hereby certify that this instrument was filed and duly recorded
in the Official Records of Henderson County, Texas



Mary Margaret Wright

County Clerk
Henderson County, Texas

Record and Return To:

OAK HARBOR OWNERS ASSOCIATION
PO BOX 395

MABANK, TX 75156



Property Owners' Association Management Certificate

Name of Subdivision.

Oak Harbor / Tanglewood Shores

Name of Association.

Oak Harbor Owners Association Inc

Assessments.

Yearly Assessments are \$50.00 per lot; there is no charge for a second adjoining lot owned by the same person/entity. All additional non-adjoining lots are \$25.00 per lot.

Recording Data of the Declaration.

Restrictions and Bylaws can be found on the Association website at www.oakharborpoa.com and are filed at the County Clerk's Office at the Henderson County Courthouse.

Name, Mailing Address, and Email Address of the Person Managing the Subdivision or its Designated Representative.

ATTN: B.J. Singer

Oak harbor Owners' Association

P.O. Box 395

Mabank, TX 75156

Email to: oakharborpoa2022@yahoo.com

Website Address.

www.oakharborpoa.com

Transfer Fees.

A Transfer Fee for the preparation of the Resale Certificate of \$200.00 is payable to:

Oak Harbor Owners' Association

P.O. Box 395

Mabank, TX 75156

Other Information.

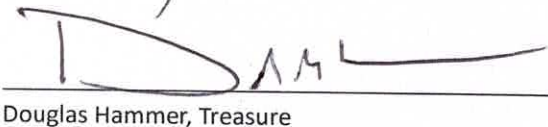
The Association does not retain the services of a professional manager. Information about our community can be found at our website at www.oakharborpoa.com or you may call John Garvin, President at (903) 880-7311 or Doug Hammer, Treasure at (430) 302-9393.

Prospective purchasers are advised to independently examine the Declarations, Bylaws, and other Dedicatory Instruments of the Association and perform an inspection of the lot/home and common areas, prior to purchase.

In witness whereof, I have hereunto signed my name as representative of said Association this 26 day of Aug, 2026.


B.J. Singer, Property Manager

DATE 8-26-2026

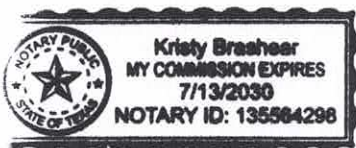

Douglas Hammer, Treasure

DATE 8-26-2026

THE STATE OF TEXAS }
COUNTY OF HENDERSON }

BEFORE ME, Knsty Brashear, on this day personally appeared to be the person(s) whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 24 day of August, 2026.



[Signature]
Notary Public, State of Texas