

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

MANAGEMENT CERTIFICATE FOR
OMEN HILL VILLAS PROPERTY OWNER'S ASSOCIATION

Name of Association and Subdivision

1. Omen Hill Villas Property Owner's Association (the "*Association*") is the Texas non-profit corporation that serves as the property owners association for the residential subdivision known as Omen Hill Villas in the City of Tyler, Smith County, Texas (the "*Subdivision*").

Recording Data for Subdivision Plat

2. The subdivision plat for the Subdivision is recorded in Cabinet G, Slide 145D of the Plat Records of Smith County, Texas (the "*Plat*").

Recording Data for Declaration

3. The Declaration of Covenants, Restrictions, Conditions, Assessments, Charges, Servitudes, Liens, Reservations, and Easements for the Subdivision is recorded as Document Number 202501028206 in the Official Public Records of Smith County, Texas (the "*Declaration*").

Contract Information for Association

4. The mailing address of the Association is 11621 County Road 166, Tyler, Texas 75703. The Association's registered agent and designated representative at that address is Kory Moon. The Association's telephone number, email address and web address are as follows:

Phone number: 903-780-5484

Email address: kory@crescentbuilt.com

Website: omenhillvillas.com

Property Transfer Fee

5. The Association charges a fee for property transfers in the amount of \$250.00 for each lot transfer. This fee is in addition to charges for resale certificates, dues and assessments as provided in the Declaration

Dedictory Instruments

6. *Attached is a true, correct and complete copy of the current Bylaws of the Association.*

Document Retention Policy; and Records Production and Copying Policy

7. The Association has a policy to retain documents in accordance with the minimum requirements set forth in Section 209.005(m) of the Texas Property Code.

8. The Association has a policy to charge for its reasonable costs incurred in the compilation, production and reproduction of information requested (and that the Association is required to provide) under the applicable provisions of Section 209.005 of the Texas Property Code, including all reasonable costs of materials, labor and overhead, but not in excess of the maximum amount allowed under Section 209.005(i) or other applicable law.

Alternative Payment Guidelines

9. If the Association is required to offer a payment plan under Section 209.0062 of the Texas Property Code, then, the payment term shall be three months as provided in Section 209.0062, unless a shorter term is allowed by applicable law.

This Management Certificate is made in compliance with the provisions of Texas Property Code, Section 209.004.

This Management Certificate is dated 10/15/25, 2025.

**Omen Hills Villas Property Owner's Association,
Inc.,** a Texas non-profit corporation

By: [Signature]
Kory Moon, President

STATE OF TEXAS

COUNTY OF SMITH

This instrument was signed and acknowledged before me on 10/16/25, 2025,
by Kory Moon, in the capacity stated.

[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Omen Hills Villas Property Owner's Association, Inc.
Attn: Kory Moon
11621 CR 166
Tyler, Texas 75703

