

Oakhaven Community Association

2022 Annual Meeting



Saturday September 17th

10:00 am @

Beal Inc. Conference Room

Oakhaven

Beal Properties Inc.
3363 University Drive East Suite 215
Bryan Texas 77802

Oakhaven Community Association requests your attendance at the 2022 Annual HOA meeting to be held at Beal Properties Inc. 3363 University Dr. E., Suite 215, Bryan, Texas 77802 and Via Zoom on Saturday, September 17th at 10am.

If you cannot attend and you would like to assign your vote to someone else, please sign the attached proxy, and return by 9:00 am on September 17th 2022, or by giving the Proxy to someone attending in person. You can mail the completed proxy (below) to Beal Properties Inc., 3363 University Dr East Suite 215 Bryan, Texas 77802, Attn: HOA Department or email it to hoa@bealbcs.com.

Agenda

1. Call meeting to Order & Roll Call
2. Proof of meeting announcement
3. Determination of quorum
4. Review & approval of minutes of 2021 Annual Meeting
5. Financial report for 2022 ytd..
6. Election of Directors
7. Old Business
8. New Business
9. Adjournment

2022 Annual Meeting Proxy Statement

Know All by these Present: That I: _____

Do hereby appoint _____
Or (Circle one)

Josephine Schroeter Richard Clark Patricia Iuen Blake Reeves Homer Tolson

As agent for me, and in my name and stead to vote as my Proxy at the 2022 Annual Meeting of the Oak haven Community Owners Association, Inc. according to the percentage of votes assigned to act for me on all matters that come before the membership at the meeting as fully as if I were present. This proxy applies only to the September 17th, 2022 Annual Meeting and may be revoked by me in writing at any time prior to the meeting.

Owner

Unit number(s)

Email Address

Current Phone Number

This proxy must be received by Beal Properties no later than 9:00am September 17th, 2022 or brought in Person to the Annual Meeting

Oakhaven Community Association Annual Meeting Minutes

December 4th, 2021 @ 10am

903 S. Texas Ave. College Station, Texas 77840

Meeting was called to order at 10:05 AM

Roll Call – Josephine Schroeter, Homer Tolson, Ric Clark, Blake Reeves, Sean & Michelle Jurica, Sandra Gritter, Mathew Moore. 3 Proxies were submitted. Management Team present: Terry Thigpin, Toni Myers & Stacie Cone.

Minutes - 2020 Minutes were not created and presented – a brief overview of the 2020 Annual Meeting was discussed.

Financials - Terry Thigpin presented the 2021 TYD financials which included a cash flow, expense register, delinquency list, and reserve account balance. Refinancing the current loan was discussed as the new interest rates will go into effect soon. A Comparative Market Analysis was presented the average sales price is around \$165,000.00.

Old Business - Maintenance issues were discussed among the group, such as landscaping, siding replacement, drainage, and possible foundation issues. A homeowner had concerns about high crime rate in the area, Ric Clark stated that the local Walmart is including in the crime statics, and that there is not currently a high crime issue at Oakhaven. The drainage ditch along the street was discussed and Ric Clark stated he would work with the city and try to get it corrected. TNT Roofing was supposed to meet Beal on Property to discuss some issues with the Carports, some of them seem to be holding water and possibly mildewing.

New Business – Parking and speeding issues were discussed. Beal Properties is currently working on bids for power washing the driveways and repairing the fence along Longmire. It was discussed that Oakhaven's Operating account will be moved to a separate account. Beal Properties will be moving their office January 1st. Driveways needing repaired were also discussed, an estimate of \$372,000.00 was obtained.

Meeting adjourned at 11:29 AM

Oak Haven

Beal Properties

3363 University Dr. E. Suite #215 Bryan, TX 77802
(979)764-2500 www.bealbcshoa.com

Board Meeting Minutes

3-17-2022

The meeting was called to order at 3:00 PM

Roll call was done:

Howard Tolson –	Treasurer
Blake Reeves –	Secretary
Ric Clark –	Vice President
Josephine Schroeter –	President
Terry Thigpin –	Beal Properties
Toni Myers –	Beal Properties

The Board discussed the refinancing option for the current loan held with Prosperity Bank. The loan offered 3 options – to continue as is, 10 years fully fixed at 4.99%, or fixed at 5.125%.

Homer motioned to pick the 2nd option at 5.125%.

Ric seconded

All members voted in favor of the second option and the motion was passed

The meeting was adjourned at 4:08 PM

Cash Flow

Beal Properties

Active Properties Owned By: Oakhaven Community Association

Display by Ownership %: No

Date Range: 09/01/2021 to 08/31/2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period
Operating Income & Expense		
Income		
Transfer From Reserve	29,000.00	29.15
Late Fees\NSF Rent	270.00	0.27
Reimbursement from Office Acct	-50.00	-0.05
Homeowners Association Dues	70,259.99	70.63
Total Operating Income	99,479.99	100.00
Expense		
Bank Fees/Office Expenses	2,668.87	2.68
General Maintenance	1,098.67	1.10
Insurance	34,282.53	34.46
Transfer to Reserves	12,068.00	12.13
Legal Fees	300.00	0.30
Lawn/Property Maintenance	8,664.26	8.71
Management Fee	4,464.00	4.49
Mortgage/Note Payment	25,508.58	25.64
Pest Control	1,364.01	1.37
Professional Fees	250.00	0.25
Total Operating Expense	90,668.92	91.14
NOI - Net Operating Income	8,811.07	8.86
Total Income	99,479.99	100.00
Total Expense	90,668.92	91.14
Net Income	8,811.07	8.86
Other Items		
Prepayments	-1,144.99	
Net Other Items	-1,144.99	
Cash Flow	7,666.08	
Beginning Cash	-6,595.56	
Beginning Cash + Cash Flow	1,070.52	
Actual Ending Cash	1,450.52	

Expense Distribution

Exported On: 09/15/2022 11:10 AM

Properties: Oakhaven Community Association - Oakside Dr Bryan, TX 77602

Payees: All

Bill Date Range: 09/01/2021 to 08/31/2022

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
	12/10/2021	2821	Jaeyoung Park	190.00	124926	12/13/2021	Jaeyoung Park, Oakhaven Townhomes - 2821: Move Out Refund
	03/31/2022	2829	James Glover	190.00	126503	03/31/2022	James Glover, Oakhaven Townhomes - 2829: Move Out Refund
				380.00			
	05/02/2022	2837	Matthew Moore & Teresa Moore	380.00	126563	05/03/2022	Matthew Moore, Teresa Moore, Oakhaven Townhomes - 2837: Move Out Refund
0001	05/26/2022		Prosperity Bank	2,668.87	128610	05/26/2022	
89011	10/08/2021	2825	Johnathan Rios	50.00	124782	10/08/2021	2825 - Inspected complex for damaged brick or siding.
13527	02/07/2022	2821	T. Fry Make Ready	211.98	125029	02/07/2022	2821 Oakside (Replaced rotten door frame, added trim and painted)
13751	04/07/2022	2829	T. Fry Make Ready	558.41	126517	04/07/2022	2829 - Install new Door & jamb on exterior storage room- painted
91009	04/12/2022		Johnathan Rios	50.00	126534	04/12/2022	checked on mailbox that may have been tampered with.
13618	05/12/2022		T. Fry Make Ready	208.30	126589	05/12/2022	2837 Oakside - siding repair at Carport
11159	05/18/2022	2821	The Clean Up Crew	80.00	126608	05/18/2022	2821 - primer and painted door (3 coats)
				1,158.67			
1073-2237501-2	09/08/2021		AFS/IBEX A Division of MetaBank	1,610.84	124730	09/08/2021	Insurance Premium
1073-2237501-2	10/07/2021		AFS/IBEX A Division of MetaBank	1,610.84	124783	10/08/2021	Monthly Insurance Premium
1073-2237501-2	11/04/2021		AFS/IBEX A Division of MetaBank	1,610.84	124845	11/08/2021	Monthly Insurance Premium
1073-2237501-2	12/22/2021		AFS/IBEX A Division of MetaBank	1,610.84	124941	12/22/2021	Monthly Insurance Premium
1073-2237501-2	01/12/2022		AFS/IBEX A Division of MetaBank	1,610.84	124977	01/12/2022	Monthly Insurance Premium
309416	03/15/2022		Dexter and Company of Central Texas	26,228.33	125104	03/15/2022	Renewal of Insurance
				34,282.53			
	09/01/2021		Oakhaven HOA	589.00	124705	09/02/2021	September 2021 - Transfer to Reserves
	10/01/2021		Oakhaven HOA	589.00	124763	10/01/2021	October 2021 - Transfer to Reserves
	11/01/2021		Oakhaven HOA	589.00	124829	11/02/2021	November 2021 - Transfer to Reserves
	12/01/2021		Oakhaven HOA	589.00	124899	12/02/2021	December 2021 - Transfer to Reserves
	01/01/2022		Oakhaven HOA	589.00	124949	01/03/2022	January 2022 - Transfer to Reserves
	02/01/2022		Oakhaven HOA	589.00	125017	02/03/2022	February 2022 - Transfer to Reserves
	03/01/2022		Oakhaven HOA	589.00	125069	03/02/2022	March 2022 - Transfer to Reserves
	04/01/2022		Oakhaven HOA	1,589.00	126513	04/04/2022	April 2022 - Transfer to Reserves
	05/01/2022		Oakhaven HOA	1,589.00	126555	05/02/2022	May 2022 - Transfer to Reserves
	06/01/2022		Oakhaven HOA	1,589.00	126623, 126623, 126632	06/03/2022, 06/03/2022, 06/03/2022	June 2022 - Transfer to Reserves
	07/01/2022		Oakhaven HOA	1,589.00	126694	07/01/2022	July 2022 - Transfer to Reserves
	08/01/2022		Oakhaven HOA	1,589.00	126747	08/03/2022	August 2022 - Transfer to Reserves
				12,658.00			
45570	10/15/2021		Bruchez, Goss, Thomson, Meronoff & Hawthorne, P.C.	300.00	124815	10/15/2021	Prepared Management Certificate, perform research regarding same
3599	09/07/2021		Lopez Boyz	575.00	124724	09/07/2021	Monthly Lawn Maintenance
3681	10/08/2021		Lopez Boyz	575.00	124779	10/08/2021	Monthly Lawn Maintenance
3799	11/08/2021		Lopez Boyz	575.00	124854	11/08/2021	Monthly Lawn Maintenance
16102	11/11/2021		Green Rite Lawn Spraying Service	487.13	124864	11/12/2021	Fall fertilizer blend, fungicide application to cure & prevent fall diseases
3828	12/07/2021		Lopez Boyz	100.00	124919	12/07/2021	2826 - remove plants
3835	12/07/2021		Lopez Boyz	575.00	124919	12/07/2021	Monthly Lawn Maintenance
3966	01/07/2022		Lopez Boyz	575.00	124965	01/07/2022	Monthly Lawn Maintenance
3975	02/07/2022		Lopez Boyz	60.00	125028	02/07/2022	2801 - Clean drainage due to potential heavy rains in forecast
3983	02/07/2022		Lopez Boyz	575.00	125028	02/07/2022	Monthly Lawn Maintenance
4038	02/07/2022		Lopez Boyz	80.00	125028	02/07/2022	covered water faucets for expecting freezing weather
4087	03/07/2022		Lopez Boyz	575.00	125080	03/07/2022	Monthly Lawn Maintenance
4116	04/07/2022		Lopez Boyz	50.00	126516	04/07/2022	Remove trash from drainage ditch
4108	04/07/2022		Lopez Boyz	575.00	126516	04/07/2022	Monthly Lawn Maintenance
16695	05/05/2022		Green Rite Lawn Spraying Service	487.13	126568	05/05/2022	Fertilizer - Iron, insecticide, post emergent weed control.
4189	05/05/2022		Lopez Boyz	60.00	126571	05/05/2022	Cleared drainage issues at 2801 Oakside.
4190	05/05/2022		Lopez Boyz	80.00	126571	05/05/2022	Removed fallen branched 2825
4199	05/05/2022		Lopez Boyz	575.00	126571	05/05/2022	Monthly Lawn Maintenance
4120	05/06/2022		Lopez Boyz	200.00	126581	05/06/2022	Plant new plants in front
4260	06/07/2022		Lopez Boyz	80.00	126638	06/07/2022	Check drainage is working properly before storm
4270	06/07/2022		Lopez Boyz	40.00	126638	06/07/2022	2826 - Remove poison ivy from fence
4275	06/07/2022		Lopez Boyz	575.00	126638	06/07/2022	Monthly Lawn Maintenance
4342	07/07/2022		Lopez Boyz	595.00	126707	07/07/2022	Monthly Lawn Maintenance
4462	08/08/2022		Lopez Boyz	595.00	126764	08/08/2022	Monthly Lawn Maintenance
				8,664.26			
	09/03/2021		Beal Properties	372.00	124718	09/03/2021	Management Fee for 09/2021

	10/05/2021	Beal Properties	372.00	124777	10/05/2021	Management Fee for 10/2021
	11/04/2021	Beal Properties	372.00	124842, 124842, 124844	11/04/2021, 11/04/2021, 11/04/2021	Management Fee for 11/2021
	12/02/2021	Beal Properties	372.00	124907	12/02/2021	Management Fee for 12/2021
	01/12/2022	Beal Properties	372.00	124986	01/14/2022	Management Fee for 01/2022
	02/10/2022	Beal Properties	372.00	125054	02/10/2022	Management Fee for 02/2022
	03/14/2022	Beal Properties	372.00	125102	03/14/2022	Management Fee for 03/2022
	04/11/2022	Beal Properties	372.00	126519	04/11/2022	Management Fee for 04/2022
	05/09/2022	Beal Properties	372.00	126585	05/09/2022	Management Fee for 05/2022
	06/06/2022	Beal Properties	372.00	126636	06/06/2022	Management Fee for 06/2022
	07/11/2022	Beal Properties	372.00	126711	07/11/2022	Management Fee for 07/2022
	08/08/2022	Beal Properties	372.00	126763	08/08/2022	Management Fee for 08/2022
			4,464.00			
	09/01/2021	Prosperity Bank	2,069.68	124713	09/02/2021	September 2021 - loan payment
	10/01/2021	Prosperity Bank	2,069.68	124771	10/01/2021	October 2021 - loan payment
	11/01/2021	Prosperity Bank	2,069.68	124833	11/02/2021	November 2021 - loan payment
	12/01/2021	Prosperity Bank	2,069.68	124895	12/02/2021	December 2021 - loan payment
	01/01/2022	Prosperity Bank	2,069.68	124953	01/03/2022	January 2022 - loan payment
	02/01/2022	Prosperity Bank	2,069.68	125024	02/03/2022	February 2022 - loan payment
	03/01/2022	Prosperity Bank	2,069.68	125076	03/02/2022	March 2022 - loan payment
	04/01/2022	Prosperity Bank	2,069.68	126514	04/04/2022	April 2022 - loan payment
	05/01/2022	Prosperity Bank	2,069.68	126552	05/02/2022	May 2022 - loan payment
	06/02/2022	Prosperity Bank	1,039.77	126615	06/02/2022	May Payment
	06/02/2022	Prosperity Bank	1,947.23	126614	06/02/2022	May Payment
1077137	07/01/2022	Prosperity Bank Loans	1,947.23	126692	07/01/2022	Renovation Loan for siding & roof
	08/01/2022	Prosperity Bank	1,947.23	126750	08/03/2022	August 2022 - loan payment
			25,508.58			
24043	09/07/2021	Joe Loudat DBA/	97.43	124722	09/07/2021	Monthly Pest Control
24227	10/07/2021	Joe Loudat DBA/	97.43	124781	10/08/2021	Monthly Pest Control
24373	11/11/2021	Joe Loudat DBA/	97.43	124868	11/12/2021	Monthly Pest Control
24520	12/14/2021	Joe Loudat DBA/	97.43	124932	12/14/2021	Monthly Pest Control
24665/24676	01/07/2022	Joe Loudat DBA/	205.68	124984	01/07/2022	Monthly Pest Control / rodent control
24825	02/07/2022	Joe Loudat DBA/	97.43	125041	02/08/2022	Monthly Pest Control
24955	03/07/2022	Joe Loudat DBA/	97.43	125090	03/07/2022	Monthly Pest Control
25092	04/12/2022	Joe Loudat DBA/	97.43	126528	04/12/2022	Monthly Pest Control
25219	05/05/2022	Joe Loudat DBA/	97.43	126569	05/05/2022	Monthly Pest Control
25411 / 25380	06/09/2022	Joe Loudat DBA/	184.03	126649	08/10/2022	Monthly Pest Control / Rats / Mice 2825
25529	07/07/2022	Joe Loudat DBA/	97.43	126706	07/07/2022	Monthly Pest Control
25674	08/12/2022	Joe Loudat DBA/	97.43	126772	08/12/2022	Monthly Pest Control
			1,384.01			
OAK301	04/12/2022	BTX Business Services, LLC	250.00	126537	04/12/2022	accounting
Total			91,486.92			

Homeowner Delinquency (As Of)

Properties: Oakhaven Community Association - Oakside Dr Bryan, TX 77802

As of: 08/31/2022

Delinquency Note Range: All Time

Homeowner Status: Current and Notice

Amount Owed In Account: All

Balance: Greater than 1.00

Unit	Amount Receivable	30+
Oakhaven Community Association - Oakside Dr. Bryan, TX 77802		
2805	190.00	0.00
2824	120.00	0.00
2825	90.01	0.00
2831	190.00	0.00
	590.01	0.00
Total	590.01	0.00



PROSPERITY BANK®

1253 1 AB 0.491
OAKHAVEN COMMUNITY ASSOCIATION INC
3363 UNIVERSITY DR E SUITE 215
BRYAN TX 77802

Date Due: 09/04/2022
Loan No: [REDACTED]



LOAN PAYMENT NOTICE

NOTICE SUMMARY

Loan No:	1077137
Date Due:	09/04/2022
Amount Due:	\$1,947.23
Loan Balance:	\$202,951.58
Rate:	5.12500000%
Interest Paid YTD:	\$8,041.84
Principal Due:	\$1,080.46
Interest Due:	\$866.77
Escrow Due:	\$0.00
Past Due Amount:	\$0.00
Charges/Fees Due:	\$0.00
Total Amount Due:	\$1,947.23



MEMBER FDIC



NYSE Symbol "PB"



PROSPERITY BANK®

Visit us online at ProsperityBankUSA.com

Statement Date

8/22/2022

63 1 AV 0.455

Account No

****4013

OAKHAVEN COMMUNITY ASSOCIATION INC

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3363 UNIVERSITY DR E STE 215

BRYAN TX 77802-3470



STATEMENT SUMMARY

TX Small Business Check Account No ****4013

07/25/2022	Beginning Balance			\$34,822.08
	1 Deposits/Other Credits	+		\$1,589.00
	0 Checks/Other Debits	-		\$0.00
08/22/2022	Ending Balance	29	Days in Statement Period	\$36,411.08
	Total Enclosures			1

DEPOSITS/OTHER CREDITS

Date	Description	Amount
08/05/2022	Deposit	\$1,589.00

TOTAL OVERDRAFT FEES

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Return Item Fees	\$0.00	\$0.00

DAILY ENDING BALANCE

Date	Balance	Date	Balance
07-25	\$34,822.08	08-05	\$36,411.08

0000

103131 : 00006301



MEMBER FDIC



NYSE Symbol "PB"

9

OAKHAVEN COMMUNITY ASSOCIATION

	2022 Budget	2021-2022	2023 Budget	
Income:				
HOA DUES:	70680	70259.99	70680	
Late Fees + Misc income		220		
Prepaid HOA Dues		-1144.99		
Utilities Reimbursement				
Insurance Reimbursement				
Transfer from Reserves		29000		24000
TOTAL INCOME:	70680	98335	70680	
Expenses:				
Insurance	20000	34282.53	24000	
General Maintenance	1000	1098.67	1075	
Legal Fees	500	300	300	
Management Fees	5100	4464	4464	
Lawn Maintenance	8500	8664.26	8700	
Pest Control	1200	1364.01	1300	
Plumbing	500	0	0	
Porter Service	0	0	0	
Utilities	0	0	0	
Renovation Loan Payment	24836.16	25508.58	23366.76	
Transfer to Reserves	7068	12068	7068	31068
Professional/Tax	400	2918.87	400	
Special Projects	0	0	0	
TOTAL EXPENSES:	69104.16	90668.92	70673.76	
Total Difference:	1575.84	7,666.08	6.76	
Oakhaven HOA Operating				
Balance as of 08/31/2022	1450.52			
Reserve Oakhaven HOA				
Balance as of 08/31/2022	36,411.08			
Renovation Loan Balance	9/4/2022 \$202,951.58	1947.23 monthly Loan / 31 owners = \$62.81		
		190.00 - 62.81 (loan) = 127.19 (operating)		

Bryce Scarlett
 Real Properties
 brycescarlett70@gmail.com
 201

CMA 1 - Line

Prepared By: Bryce Anthony Scarlett

Listings as of 09/13/22 at 3:47 pm

Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 09/13/2022 to 03/17/2022 City is 'Bryan' County
 Or Parish is 'Brazos' Subdivision Code is 'Oakhaven'

Residential

Sold Properties

MLS #	Address	Unit #	# Bd	# F/H Bth	GarCap	Subd Code	Yr Blt	Apx Ht Ar	LP/SqFt	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
22004116	2837 Oakside Drive		2	2/1	2	Oakhaven	1981	1,221	\$114.66	\$140,000	\$154,500	\$126.54	04/22/2022	110.36	21
22002717	2829 Oakside Drive		2	2/0	2	Oakhaven	1981	1,473	\$116.77	\$172,000	\$178,000	\$120.84	03/28/2022	103.49	40
# LISTINGS:		2	Medians:				1981	1,347	\$115.71	\$156,000	\$166,250	\$123.69		106.92	31
			Minimums:				1981	1,221	\$114.66	\$140,000	\$154,500	\$120.84		103.49	21
			Maximums:				1981	1,473	\$116.77	\$172,000	\$178,000	\$126.54		110.36	40
			Averages:				1981	1,347	\$115.71	\$156,000	\$166,250	\$123.69		106.92	31

Quick Statistics (2 Listings Total)

	Mln	Max	Average	Median
List Price	\$140,000	\$172,000	\$156,000	\$156,000
Sold Price	\$154,500	\$178,000	\$166,250	\$166,250

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*** This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice ***

Basic descriptive info only; Not guaranteed. Sizes and taxes are approximate.



CERTIFICATE OF PROPERTY INSURANCE

KDREIER

DATE (MM/DD/YYYY)
03/15/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

PRODUCER Dexter & Company of Central Texas, Inc. 4030 Highway 6 S. Ste. 310 College Station, TX 77845	CONTACT NAME: Karla Dreier-Gligoor		
	PHONE (A/C, No, Ext): (979) 764-8444	FAX (A/C, No): (979) 694-7603	
	E-MAIL ADDRESS: kdreier@dextercompany.com		
	PRODUCER CUSTOMER ID: OAKHAVE-01		
INSURED Oak Haven Community Association c/o Brazos Valley Property Management 903 Texas Ave S College Station, TX 77840	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Third Coast Insurance Company		
	INSURER B: United States Liability Insurance Group		25895
	INSURER C:		
	INSURER D:		
	INSURER E:		
	INSURER F:		

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
0 0

2801-2849 Oakside Dr Bryan, TX 77802

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE		POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS
A	<input checked="" type="checkbox"/>	PROPERTY	STR8-035114-22	03/14/2022	03/14/2023	<input checked="" type="checkbox"/> BUILDING	\$ 3,660,900
		CAUSES OF LOSS					
		DEDUCTIBLES				PERSONAL PROPERTY	\$
		BASIC				BUSINESS INCOME	\$
		BROAD				EXTRA EXPENSE	\$
	<input checked="" type="checkbox"/>	SPECIAL				RENTAL VALUE	\$
		EARTHQUAKE				BLANKET BUILDING	\$
	<input checked="" type="checkbox"/>	WIND				BLANKET PERS PROP	\$
		FLOOD				BLANKET BLDG & PP	\$
	<input checked="" type="checkbox"/>	Equipment Bre				Equipment Breakdown	\$ 250,000,000
		INLAND MARINE	TYPE OF POLICY				\$
		CAUSES OF LOSS					\$
		NAMED PERILS	POLICY NUMBER				\$
							\$
							\$
B	<input checked="" type="checkbox"/>	CRIME	CR 1552929A	03/14/2022	03/14/2023	<input checked="" type="checkbox"/> Employee Theft	\$ 25,000
		TYPE OF POLICY Crime (Includes Burglary)					\$
		BOILER & MACHINERY / EQUIPMENT BREAKDOWN					\$
							\$
							\$

SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Loss Payee/Mortgagee in favor of certificate holder. Replacement Cost, Wind/Hail Coverage Apply. 31 Units in Complex. Ordinance & Law Coverage: Demolition \$1,000,000 per occurrence; Increased Cost of Construction 10% of Building not to exceed \$1,000,000. Coverage applies to exterior walls only. 10 Day Notice of Cancellation due to Nonpayment; 30 day Notice of Cancellation for any other reason. Co-Insurance Not Applicable.

CERTIFICATE HOLDER**CANCELLATION**

Association Certificate of Insurance

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



OAKHAVE-01

KDREIER

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/15/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Dexter & Company of Central Texas, Inc. 4030 Highway 6 S. Ste. 310 College Station, TX 77845		CONTACT Karla Dreier-Gligoor NAME: PHONE (A/C, No, Ext): (979) 764-8444 FAX (A/C, No): (979) 694-7603 E-MAIL Address: kdreier@dextercompany.com		
INSURED Oak Haven Community Association c/o Brazos Valley Property Management 903 Texas Ave S College Station, TX 77840		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A: United States Liability Insurance Group		25895
		INSURER B:		
		INSURER C:		
		INSURER D:		
		INSURER E:		
		INSURER F:		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL (NSD)	SUBR (WVD)	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			NPP1609595	3/14/2022	3/14/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Directors & Officers			NPP1609595	3/14/2022	3/14/2023	Per Claim 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Coverage applies to: 2801-2849 Oakside Dr Bryan, TX 77802.

Except with respect to the Limits of Insurance, Separation of Insureds applies as if each Named Insured were the only Named Insured.

10 Day Notice of Cancellation due to Nonpayment; 30 day Notice of Cancellation for any other reason.

CERTIFICATE HOLDER

CANCELLATION

Association Certificate of Insurance	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

ARTICLE VII

EXTERIOR MAINTENANCE

In addition to maintenance upon the Common Area, the Association shall provide exterior maintenance upon each Lot which is subject to assessment hereunder as follows: repair, replace (but not in the event of fire, or other casualty loss normally covered by insurance on the premises) and care of roofs, gutters, and downspouts (if any), exterior building surfaces, fences, trees, shrubs, grass, walks, and other exterior improvements. Such exterior maintenance shall not include glass surfaces, atriums, enclosed patio area (if any), window and door fixtures and hardware, including weatherstripping, door knobs, handles, knockers, peep holes, locks, landscaping installed by Owner (if any), exterior light fixtures operated from a residence, air conditioning equipment, utility company meters, circuit breakers and switch panels, sanitary sewer, gas and electric power service lines, nor any work or thing specifically defined as Owner's maintenance in Article IX., Section 30.

Article XI:

Section 30. Owner's Maintenance. The Owner shall maintain and keep in repair the following equipment and lines located outside the residence: air conditioning compressor condenser, including pipes and electrical lines connecting same to the residence, water service lines from the water main, sanitary sewer line connecting the residence to the sanitary sewer collection system, electric power service conductors, house electrical panels; exterior light fixtures operated from the residence; landscaping installed by the owners; and any portion of natural gas, cable television and/or telephone service serving the Lot but not maintained by the gas, cable television, and/or telephone companies.