

Denton County
Juli Luke
County Clerk

Instrument Number: 97413

ERecordings-RP

NOTICE

Recorded On: September 09, 2024 03:35 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** 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.

File Information:

Document Number: 97413
Receipt Number: 20240909000629
Recorded Date/Time: September 09, 2024 03:35 PM
User: William D
Station: Station 8

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

TIMBERBROOK HOMEOWNERS' ASSOCIATION, INC.
MANAGEMENT CERTIFICATE - DENTON COUNTY

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **TIMBERBROOK HOMEOWNERS' ASSOCIATION, INC.**, certifies as to the following:

1. The name of the subdivision is:

TIMBERBROOK

2. The name of the association is:

TIMBERBROOK HOMEOWNERS' ASSOCIATION, INC.

3. The recording data for the subdivision is:

Declaration of Covenants, Conditions, and Restrictions Doc. 2018-56114

4. The recording data for the declaration (including covenants, bylaws, and rules and regulations) is:

Covenant Enforcement and Fining Policy Doc. 2021-73410
Notice of Filing of Dedicatory Instruments Doc. 2018-64221

- **Certificate of Formation**
- **Bylaws**
- **Records Production and Copying Policy**
- **Document Retention Policy**
- **Payment Plan Guidelines and Application of Payments**

5. The recording data for each amendment to the declaration (including covenants, bylaws, and rules and regulations) is:

**First Amendment to Declaration of Covenants, Conditions,
and Restrictions (Annexation Phase 2) Doc. 2020-66563**
**First Amendment (Sic) to Declaration of Covenants, Conditions,
and Restrictions (Annexation Phase 3A) Doc. 2021-122732**
**Third Amendment to Declaration of Covenants, Conditions,
and Restrictions Doc. 2021-159920**
**Fourth Amendment to Declaration of Covenants, Conditions,
and Restrictions Doc. 2022-115436**
**Fifth Amendment to Declaration of Covenants, Conditions,
and Restrictions Doc. 2022-124608**

6. The mailing address for the association is as follows:

TIMBERBROOK HOMEOWNERS' ASSOCIATION, INC.
c/o FirstService Residential
14951 N. Dallas Pkwy., Suite 600
Dallas, TX 75254
Ph: 214-871-9700

7. The name, address, telephone number, and email address of the person managing the association or the association's designated representative are as follows:

FirstService Residential
14951 N. Dallas Pkwy., Suite 600
Dallas, TX 75254
Ph: 214-871-9700
E: Mgmt-CertificateTX@fsresidential.com

8. The website address on which the association's dedicatory instruments are available:

<https://TimberbrookHOA.connectresident.com>

9. The following fees are charged by the association relating to a transfer of property within the association:

Transfer Fee	\$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375; \$450; \$500
Resale Disclosure Update (within 60 days of original request)	\$75
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150; \$225; \$275
HOA Questionnaire (optional) – (Single Family)	\$250.00
Loan Estimate Questionnaire (optional) – (Single Family)	\$100.00
Working Capital Contribution (home sales to homeowners)	\$350

This TIMBERBROOK HOMEOWNERS' ASSOCIATION, INC. MANAGEMENT CERTIFICATE - DENTON COUNTY amends and replaces all previously filed management certificates, including those filed as document numbers: 2018-63462; 2018-85947; 2019-17083; 2023-14091; and 2024-8734.

EXECUTED as of September 9, 2024.

FirstService Residential as managing agent for
the association

By (signature): Kathleen M Ward

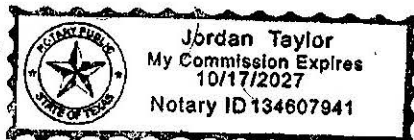
Name (printed): Katie Ward

Title: President of Texas Region

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 9 day of September 2024, by Katie Ward (name), the president (title) authorized agent for FirstService Residential.



Jordan Taylor
Notary Public – The State of Texas

After Recording, Please Return To:

TIMBERBROOK HOMEOWNERS' ASSOCIATION, INC.
c/o FirstService Residential
14951 N. Dallas Pkwy., Suite 600
Dallas, TX 75254