

**TIMBER BROOK ESTATES
HOMEOWNERS' ASSOCIATION, INC.
MANAGEMENT CERTIFICATE**
As Required by Section 209.004, Texas Property Code

NOTICE IS HEREBY GIVEN that the below property is controlled by a mandatory homeowner's association.

1. **NAME OF PROPERTY OWNERS ASSOCIATION:** Timber Brook Estates Homeowners Association, Inc.
2. **NAME OF SUBDIVISION:** Timber Brook Estates
3. **RECORDING DATA FOR SUBDIVISION:** Timber Brook Estates is an addition to the City of Plano, Collin County, Texas, according to the plats therefor recorded in the Real Property Records of Collin County, Texas as more particularly described below:

PLAT	INSTRUMENT	RECORDED
Timber Brook Estates Phase I	19970312000188430	3/12/1997
Timber Brook Estates Amended Plat of Phase I	19970702000524760	7/2/1997
Timber Brook Estates Phase II	19970730000611520	7/30/1997
Amended Plat of Timber Brook Estates Phase II and Phase III	199800101011050574	10/17/2000
Timber Brook Estates Phase III	19980406000324830	4/6/1998
Timber Brook Estates Phase IV	19980316000239660	3/16/1998
Amended Plat of Timber Brook Estates Phase II	19980520000510570	5/20/1998
Timber Brook Estates Amended Plat of Phase I	19980708000718610	7/8/1998
Amended Plat of Timber Brook Estates Phase III	19990309000281290	3/9/1999
Timber Brook Estates Phase V	19990323000343040	3/23/1999
Amended Plat of Timber Brook Estates Phase I	19990812001016510	8/12/1999
Amended Plat of Timber Brook Estates Phase IV	19990924001196320	9/24/1999
Amended Plat of Timber Brook Estates Phase II and Phase III	20001025001172060	10/25/2000
Timber Brook Estates Phase VII	20010202000114610	2/2/2001
Timber Brook Estates Phase IX	20020711000988840	7/11/2002
Timber Brook Estates Phase VIII	20021112001665610	11/12/2002
Timber Brook Estates VI	19990924001196330	9/24/1999
Timber Brook North	19990309000281280	3/9/1999
Amended Plat of Timber Brook North	19990723000921380	7/23/1999
Timber Brook North Phase 2	20140225010000580	2/25/2014
Timber Brook Farms Phase I	20020621000885470	6/21/2002
Replat of Timber Brook Farms Phase I	20020812001140870	8/12/2002
Timber Brook Farms Phase II	20020827001218800	8/27/2002
Timber Brook Farms Phase III	20170921010004520	9/21/2017

4. **RECORDING DATA FOR DECLARATION & AMENDMENTS THERETO:** Lots in Timber Brook Estates are subject to the Declaration of Covenants and Restrictions for Timber Brook Estates, recorded on or about March 14, 1997, Volume Dec #97-0019795, Real Property Records of Collin County,

Texas, as supplemented and amended from time to time, including the following instruments recorded in the Real Property Records of Collin County, Texas:

- Corrected Declaration of Covenants, Conditions and Restrictions for Timber Brook Estates, recorded on October 08, 1997, as Document No. 97-00086094 in the Real Property Records of Collin County, Texas
- Declaration of Annexation and Supplemental Declaration No. 1, recorded on October 08, 1997, as Document No. 97-00086094 in the Real Property Records of Collin County, Texas
- Declaration of Annexation and Supplement to the Declaration of Covenants, Conditions and Restrictions for Timber Brook Estates, recorded on January 13, 2003, as Document No. 2003-0006719 in the Real Property Records of Collin County, Texas
- Declaration of Annexation and Supplemental Declaration No. 2, recorded on April 29, 1998, as Document No. 98-0041834 in the Real Property Records of Collin County, Texas
- Declaration of Annexation and Supplemental Declaration No. 3, recorded on April 05, 1999, as Document No. 99-0040670 in the Real Property Records of Collin County, Texas
- Declaration of Annexation and Supplemental Declaration No. 4, recorded on October 07, 1999, as Document No. 99-0125157 in the Real Property Records of Collin County, Texas
- Declaration of Annexation and Supplemental Declaration No. 4, recorded on May 30, 2001, as Document No. 2001-0061509 in the Real Property Records of Collin County, Texas
- Declaration of Annexation and Supplemental Declaration No. 5, recorded on April 08, 2003, as Document No. 2003-0062855 in the Real Property Records of Collin County, Texas
- Declaration of Annexation and Supplemental Declaration No. 6, recorded on January 08, 2014, as Document No. 2014-010800019110 in the Real Property Records of Collin County, Texas
- Declaration of Annexation and Supplemental Declaration No. 7, recorded on November 28, 2017, as Document No. 2017-1128001572990 in the Real Property Records of Collin County, Texas

5. ASSOCIATION NAME AND MAILING ADDRESS:

Timber Brook Estates
c/o Assured Association Management, Inc.
2500 Legacy Drive, Suite 220
Frisco, Texas 75034

6. ASSOCIATION'S MANAGING AGENT:

Margie Maxwell
c/o Assured Association Management, Inc. Phone: 469-480-8000
2500 Legacy Drive, Suite 220 Fax: 469-480-8080
Frisco, Texas 75034 Email: Info@assuredmanagement.com
www.assuredmanagement.com

7. WEBSITE ON WHICH DEDICATORY INSTRUMENTS ARE AVAILABLE:

www.timberbrookestates.com

8. FEES CHARGED RELATING TO PROPERTY TRANSFER:

Resale Certificate: \$375.00
Resale Update Fee: \$ 75.00
Transfer Fee: \$150.00
Rush Fees: \$ 50.00 - \$100.00

Merchant services fees for optional credit card payments will also be charged.

DATE: August 15, 2021

TIMBER BROOK ESTATES HOMEOWNERS ASSOCIATION, INC.
a Texas Nonprofit Corporation

By: _____

Margie Maxwell, Managing Agent

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

ACKNOWLEDGEMENT

THE STATE OF TEXAS

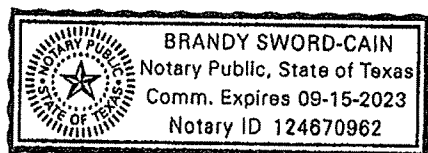
§

COUNTY OF COLLIN

§

§

This instrument was acknowledged before me on the 1 day of September, 2021, by Margie Maxwell, Managing Agent of Timber Brook Estates Homeowners Association, Inc a Texas nonprofit corporation, on behalf of said corporation.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING PLEASE RETURN TO:

Assured Association Management, Inc.
2500 Legacy Drive, Suite 220
Frisco, Texas 75034

Unofficial



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
09/02/2021 09:25:47 AM
\$38.00 AHASIK
20210902001788180

[Signature]