

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
TL COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

TL COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is Timarron Lakes;
- (2) the name of the Association is TL Community Association, Inc.;
- (3) the Subdivision is recorded in the Real Property Records of Harris County, Texas, as follows:
 - (a) The Woodlands Creekside Park West, Section 6, under Clerk's File No. 20100440956;
 - (b) certain real property described in Exhibit "A" of the Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Restrictions, Easements, Charges and Liens of The Woodlands (TWA) and Supplemental Declaration of Covenants, Conditions and Restrictions for Timarron Lakes Subdivision, under Clerk's File No. 20120446106;
 - (c) certain real property described in Exhibit "A" of the Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Restrictions, Easements, Charges and Liens of The Woodlands (TWA) and Supplemental Declaration of Covenants, Conditions and Restrictions for Timarron Lakes Subdivision, under Clerk's File No. 20120446107;
 - (d) certain real property described in Exhibit "A" of the Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Restrictions, Easements, Charges and Liens of The Woodlands (TWA) and Supplemental Declaration of Covenants, Conditions and Restrictions for Timarron Lakes Subdivision, under Clerk's File No. RP-2016-23338;
 - (e) certain real property described in Exhibit "A" of the Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Restrictions, Easements, Charges and Liens of The Woodlands (TWA) and Supplemental Declaration of Covenants, Conditions and Restrictions for Timarron Lakes Subdivision, under Clerk's File No. RP-2016-23355;

RP-2024-400177

(4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Harris County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for Timarron Lakes Subdivision, under Clerk's File No. 20110396269;
- (b) Amended and Restated Declaration of Covenants, Conditions and Restrictions for Timarron Lakes Subdivision, under Clerk's File No. 20110429706;
- (c) Amended and Restated Declaration of Covenants, Conditions and Restrictions for Timarron Lakes Subdivision, under Clerk's File No. 20110483304;
- (d) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Restrictions, Easements, Charges and Liens of The Woodlands (TWA) and Supplemental Declaration of Covenants, Conditions and Restrictions for Timarron Lakes Subdivision, under Clerk's File No. 20120446106;
- (e) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Restrictions, Easements, Charges and Liens of The Woodlands (TWA) and Supplemental Declaration of Covenants, Conditions and Restrictions for Timarron Lakes Subdivision, under Clerk's File No. 20120446107;
- (f) Supplementary Declaration Declaration of Covenants, Conditions and Restrictions for Timarron Lakes Subdivision, under Clerk's File No. 20150580354;
- (g) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Restrictions, Easements, Charges and Liens of The Woodlands (TWA) and Supplemental Declaration of Covenants, Conditions and Restrictions for Timarron Lakes Subdivision, under Clerk's File No. RP-2016-23338;
- (h) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Restrictions, Easements, Charges and Liens of The Woodlands (TWA) and Supplemental Declaration of Covenants, Conditions and Restrictions for Timarron Lakes Subdivision, under Clerk's File No. RP-2016-23355;

(5) the name and mailing address of the Association is:

- (a) TL Community Association, Inc., c/o FirstService Residential Houston, 2925 Briar Park, Suite 700, Houston, Texas 77042;

(6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

- (a) FirstService Residential Houston, 2925 Briar Park, Suite 700, Houston, Texas 77042;
- (b) (877) 253-9689;
- (c) houston@fsresidential.com;

(7) The Association's website address is: <https://timarronlakes.connectresident.com/>;

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- (a) Resale Certificate Fee - \$375.00;
- (b) Update Resale Certificate Fee - \$75.00
- (c) Transfer Fee - \$340.00;
- (d) Refinance Fee - \$100.00;
- (e) Welcome Packet Fee - \$26.50;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 23 DAY OF October, 2024.

By: [Signature], on behalf of
FirstService Residential Houston, Managing Agent for
TL Community Association, Inc.

Joni Pursley
Print Name

STATE OF TEXAS §

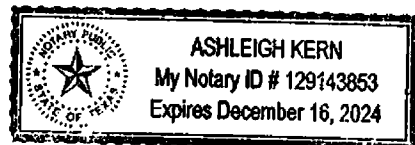
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Joni Pursley, of FirstService Residential Houston, Managing Agent for TL Community Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 23 day of October, 2024.

[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
MAIA BARTEE
Assistant General Counsel
FirstService Residential
14951 Dallas Pkwy Suite 600 Dallas, TX 75254



RP-2024-400177
Pages 4
10/29/2024 09:04 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2024-400177