

**MANAGEMENT CERTIFICATE
OF
THE RESERVE AT TIMBERCREEK RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer or managing agent of The Reserve at Timbercreek Residential Community, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: The Reserve at Timbercreek.
2. The name of the Association: The Reserve at Timbercreek Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Smith County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for The Reserve at Timbercreek, recorded under Document No. 202501004894 in the Official Public Records of Smith County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: The Reserve at Timbercreek Residential Community, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, TX 75002, Attn: Kristin Husselmann.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: The Reserve at Timbercreek Residential Community, Inc., c/o Neighborhood Management, Inc.

Mailing Address: 1024 S. Greenville Ave., Suite 230, Allen, TX 75002

Attn: Kristin Husselmann

Telephone Number: 972-359-1548

Email Address: khusselmann@nmitx.com

7. Website to access the Association's dedicatory instruments:
<https://neighborhoodmanagement.com>
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Working Capital Assessment - \$500.00

Transfer Fee - \$250.00

Basic Resale Package - \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 20th day of February, 2025.

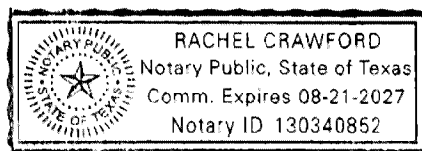
**THE RESERVE AT TIMBERCREEK RESIDENTIAL
COMMUNITY, INC.,**
a Texas nonprofit corporation

By: [Signature]
Printed Name: YASMINE NATA
Title: PRES - DIRECTOR

STATE OF TEXAS §
COUNTY OF Houston §

This instrument was acknowledged before me on the 19 day of Feb,
2025 by Yasmine Nata, the PRES - DIRECTOR of THE RESERVE
AT TIMBERCREEK RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on
behalf of said nonprofit corporation.

(SEAL)



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for The Reserve at Timbercreek, recorded under Document No. 202501004894 in the Official Public Records of Smith County, Texas, as the same may be amended from time to time.
2. The Reserve at Timbercreek Community Manual, recorded under Document No. 202501004932 in the Official Public Records of Smith County, Texas, as the same may be amended and supplemented from time to time.
3. The Reserve at Timbercreek Adoption of Working Capital Assessment, recorded under Document No. 202501004922 in the Official Public Records of Smith County, Texas.

ATTACHMENT 1
THE RESERVE AT TIMBERCREEK RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

**Smith County
Karen Phillips
Smith County Clerk**

Document Number: 202501004959

eRecording - Real Property

RESTRICTION

Recorded On: February 20, 2025 02:28 PM

Number of Pages: 5

Billable 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: 202501004959

Receipt Number: 20250220000097

Recorded Date/Time: February 20, 2025 02:28 PM

User: Casey J



**STATE OF TEXAS
COUNTY OF SMITH**

**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 Smith County, Texas.**

Karen Phillips
Smith County Clerk
Smith County, TX