

Hood County Clerk
201 W Bridge Street
PO BOX 339
Granbury, Texas 76048
Phone: 817-579-3222

Document Number: 2022-0014176 -
Filed and Recorded - Real Records

MANAGEMENT CERTIFICATE

Grantor: LAKES AT TIMBER COVE

Pages: 3

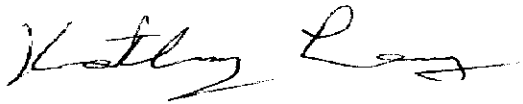
Recorded On: 09/01/2022 11:38 AM

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Recorded On:	09/01/2022 11:38 AM	Notes:
Document Number:	2022-0014176	
Receipt Number:	R2214771	
Amount:	\$25.00	
Recorded By:	Ingeo	

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.

**I hereby certify that this instrument was filed and duly
recorded in the Official Records of Hood County, Texas**



Katie Lang
County Clerk
Hood County, Texas



Return To:



**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
LAKES AT TIMBER COVE POA, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HOOD §

The undersigned, being the Treasurer of Lakes at Timber Cove POA, Inc., a non-profit corporation ("**Association**") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Lakes at Timber Cove.
2. Name of Association: The name of the Association is Lakes at Timber Cove POA, Inc.
3. Recording Data for the Subdivision:
 - a. Lakes at Timber Cove, a subdivision in Hood County, Texas according to the maps or plats thereof recorded in Slide B-202, of the Plat Records of Hood County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration*:
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions Easements, Charges and Liens.
 - (2) First Amendment to Declaration of Covenants, Conditions and Restrictions, Easements, Charges and Liens.
 - b. Recording Information:
 - (1) Volume 1875, Page 958, *et seq.*, of the Official Public Records of Real Property of Hood County, Texas.
 - (2) Volume 2189, Page 188, *et seq.*, of the Official Public Records of Real Property of Hood County, Texas.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Lakes at Timber Cove POA, Inc., 3814 Upper Lake Circle, Granbury, TX 76049.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

Treasurer
 Lakes at Timber Cove POA, Inc.
 3814 Upper Lake Circle
 Granbury, TX 76049
 828.528.2762
treasurer@latcpoa.com

7. The Association's Dedicatory Instruments are available to Members online at: www.latcpoa.com
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00

Executed on this 30th day of August, 2022.

LAKES AT TIMBER COVE POA, INC.

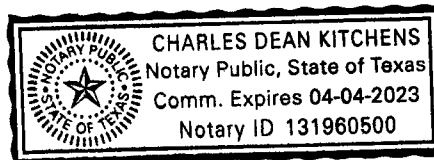
By: *Charles Kraus*

Printed: Charles Kraus

Its: Treasurer

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 COUNTY OF Hood §



BEFORE ME, the undersigned notary public, on this 30 day of August, 2022 personally appeared Charles Kraus, Treasurer of Lakes at Timber Cove POA, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

[Signature]
 Notary Public in and for the State of Texas