

**PRAIRIE TIMBER ESTATES HOMEOWNERS ASSOCIATION, INC.**

**MANAGEMENT CERTIFICATE**

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1. Name of Subdivision: Prairie Timber Estates
2. Name of Association: Prairie Timber Estates Homeowners Association, Inc.
3. Recording Data for Subdivision: Owner's Dedication of plats recorded in Drawer C, Volume 9, Pages 693, 694, and 695 of the Plat Records of Johnson County, Texas;  
  
Together with any other filings or amendments of record.
4. Recording Data for Declaration:
  - Name of Instrument: Declaration of Covenants, Conditions and Restrictions for Prairie Timber Estates
  - Recording Information: Book 4387, Page 0621, Instrument number 024616, in the real property records of Johnson County, Texas
  - Name of Instrument: Amended and Restated Declaration of Covenants, Conditions and Restrictions for Prairie Timber Estates
  - Recording Information: Instrument Number 2014-11100, in the real property records of Johnson County, Texas
  - Name of Instrument: Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Prairie Timber Estates
  - Recording Information: Instrument Number 2018-8550, in the real property records of Johnson County, Texas
  - Together with any other filings or amendments of record.
5. Mailing Address of the Association: Prairie Timber Estates Homeowners Association, Inc.  
c/o T & D Ross Management Services, Inc.  
240 E. Renfro St., Suite 202  
Burleson, Texas 76028

6. Name and Mailing Address of the Person Managing the Association or the Association's Designated Representative: T & D Ross Management Services, Inc.  
240 E. Renfro St., Suite 202  
Burleson, Texas 76028  
817-295-1828  
[tracie@tdrms.com](mailto:tracie@tdrms.com)
7. Association website: <https://www.prairietimberestateshoa.com/>
8. Transfer fees: \$275.00 resale fee and \$100.00 transfer fee.
9. Other Information the Association Considers Appropriate: Prospective buyers are advised to independently examine the Declaration, Bylaws and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to use.

Signed this 26<sup>th</sup> day of August, 2021.

PRAIRIE TIMBER ESTATES HOMEOWNERS  
ASSOCIATION, INC., a Texas non-profit corporation

By: T & D Ross Management Services, Inc.

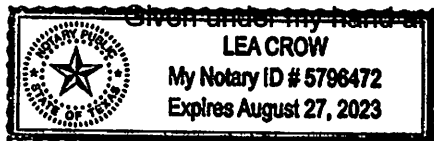
By: Tracie Ross  
Tracie Ross, Vice-President

STATE OF TEXAS

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§

COUNTY OF JOHNSON

Before me, the undersigned authority, on this day personally appeared Tracie Ross, authorized representative on behalf of PRAIRIE TIMBER ESTATES HOMEOWNERS ASSOCIATION, INC., who signed the foregoing instrument and acknowledged to me that she has executed this instrument for the purposes therein expressed and in the capacity therein stated.



Given under my hand and seal of office on this 26<sup>th</sup> day of August, 2021.

Lea Crow  
Notary Public, State of Texas

After recording return to:

Brittani W. Rollen  
McDonald Sanders, P.C.  
777 Main Street, Suite 2700  
Fort Worth, TX 76102



\*VG-105-2021-33127\*

Johnson County  
Becky Ivey  
Johnson County Clerk

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Instrument Number: 33127

Real Property Recordings

Recorded On: September 02, 2021 02:52 PM

Number of Pages: 3

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" Examined and Charged as Follows: "

Total Recording: \$30.00

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\*\*\*\*\* 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: 33127

Receipt Number: 20210902000171

Recorded Date/Time: September 02, 2021 02:52 PM

User: Michelle D

Station: CCL42

**Record and Return To:**

MCDONALD SANDERS

777 MAIN ST, STE 2700

FORT WORTH TX 76102



**STATE OF TEXAS  
Johnson County**

**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 Johnson County, Texas**

Becky Ivey  
Johnson County Clerk  
Johnson County, TX

*Becky Ivey*