

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 159181

ERecordings-RP

CERTIFICATE

Recorded On: August 31, 2021 02:13 PM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$38.00

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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: 159181  
Receipt Number: 20210831000676  
Recorded Date/Time: August 31, 2021 02:13 PM  
User: Darcey B  
Station: Station 21

**Record and Return To:**

Corporation Service Company



STATE OF TEXAS  
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

**AFTER RECORDING RETURN TO:**

**Judd A. Austin, Jr.**

**Henry Oddo Austin & Fletcher, P.C.**

**1700 Pacific Avenue**

**Suite 2700**

**Dallas, Texas 75201**

STATE OF TEXAS           §

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COUNTY OF DENTON       §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR**

**TIMBERIDGE TOWNHOMES HOMEOWNER'S ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of TIMBERIDGE TOWNHOMES HOMEOWNER'S ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

**WITNESSETH:**

**WHEREAS**, Randy Feucht Construction, Inc., a Texas corporation, in its capacity as Declarant, executed and previously placed of record that certain Deed Restrictions, filed on September 3, 1982, and recorded in Volume 1162, Page 401 et seq., in the Deed Records of Denton County, Texas (the "*Declaration*") including any amendments thereof or supplements thereto are incorporated herein for all purposes.

**WHEREAS**, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

**NOW, THEREFORE**, the undersigned hereby certifies as follows on behalf of the Association:

1.     **Name of the Subdivision.** The name of the subdivision which is the subject of the Declaration is Timberidge Addition.

2.     **Name and Mailing Address of the Association.** The name of the Association is Timberidge Townhomes Homeowner's Association, Inc., and its mailing address is P. O. Box 51555, Denton, Texas 76206.

3.     **Recording Data for the Subdivision.** The recording data for the subdivision is that certain plat of Timberidge, an Addition to the City of Denton, Denton County, Texas, according to the Plat recorded in Volume 1066, Page 431 of the Deed/Plat Records of Denton County, Texas.

4. **Recording Data for the Declaration.** The Declaration is recorded in Volume 1162, Page 401 et seq.; the Correction of Deed Restrictions recorded on December 9, 1982, and recorded in Volume 1180, Page 560 et seq.; the Correction of Protective Covenants, recorded on December 9, 1982, and recorded in Volume 1180, Page 564 et seq.; the Declaration of Covenants, Conditions, and Restrictions, recorded on August 19, 1983, and recorded in Volume 1246, Page 715 et seq., in the Official Public Records of Denton County, Texas, including all amendments thereof and supplements thereto.

5. **Name and Contact Information for the Managing Agent of the Association.** The current name and mailing address for the Association is c/o Secure Association Management, P. O. Box 51555, Denton, Texas 76206, and telephone (940) 497-7328.

6. **Website:** The Association's website may be found at <https://timberidge.wordpress.com>.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) up to \$375.00 as resale certificate fee; (ii) fees for resale certificate update: (a) 1-14 days from issuance - no charge (b) 14-45 days from issuance - \$50.00; (c) 45-90 days from issuance - \$75.00; (iii) rush fees: (a) 1 business day - \$125.00; (b) 3 business days - \$75.00; (c) 5 business days - \$50.00; (iv) 3 day shipping fee - \$45.00; (v) up to \$275.00 transfer fee following foreclosure; (vi) up to \$150.00 inspection fee; and (vi) up to \$100 acquisition fee.

8. **Resale Certificates:** Resale Certificates may be requested by contacting the Association c/o Secure Association Management via <http://www.secure-mgmt.com/> or e-mail at [resale@secure-mgmt.com](mailto:resale@secure-mgmt.com). The phone number for Secure Association Management is (940) 497-7328.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code.

**ASSOCIATION:**

**TIMBERIDGE TOWNHOMES HOMEOWNER'S  
ASSOCIATION, INC.,**  
a Texas non-profit corporation

By: Secure Association Management  
Its: Managing Agent

By:   
John MacKenzie, Community Manager

STATE OF TEXAS

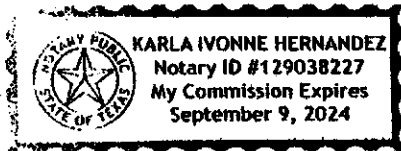
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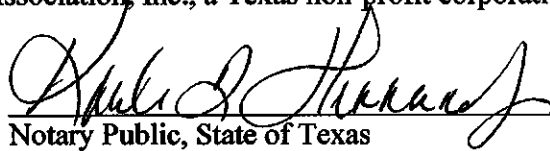
COUNTY OF DENTON

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This instrument was acknowledged before me on the 27<sup>th</sup> day of August 2021, by John MacKenzie, Community Manager with Secure Association Management, the Managing Agent of Timberidge Townhomes Homeowner's Association, Inc., a Texas non-profit corporation.



  
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Notary Public, State of Texas