

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
TIMBERHILLS HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Association Manager **TIMBERHILLS HOMEOWNERS ASSOCIATION, INC.** (hereinafter the "Association"), a non-profit corporation 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 prior Management Certificate filed by the Association.

1. Name of Subdivision(s):

The name of the Subdivision(s) are as follows:

- a. **Timberhills, Section One (1),**
- b. **Sunset Ridge West, Section One (1)**
- c. **Sunset Ridge West, Section Two (2)**
- d. **Sunset Ridge West, Section Three (3)**
- e. **Sunset Ridge West, Section Four (4)**
- f. **Sunset Ridge West, Section Five (5)**
- g. **Sunset Ridge West, Section Six (6)**
- h. **Sunset Ridge West, Section Seven (7)**

2. Name of Association:

The name of the Association is **TIMBERHILLS HOMEOWNERS ASSOCIATION, INC.**

3. Recording Data for the Subdivision(s):

The recording data for the Subdivision is:

- a. **Timberhills, Section One (1)**, a subdivision in Harris County, Texas, according to the map or plat thereof recorded at **Vol. 277, Pg. 93** of the Map Records of Harris County, Texas.
- b. **Sunset Ridge West, Section One (1)**, a subdivision in Harris County, Texas, according to the map or plat thereof recorded at Film Code No. **574045**, File No. **Y185872** of the Map Records of Harris County, Texas.
- c. **Sunset Ridge West, Section Two (2)**, a subdivision in Harris County, Texas, according to the map or plat thereof recorded at **Vol. 663, Pg. 208** of the Map Records of Harris County, Texas.
- d. **Sunset Ridge West, Section Three (3)**, a subdivision in Harris County, Texas, according to the map or plat thereof recorded at **Vol. 606, Pg. 244**, File Number **20060218800**, of the Map Records of Harris County, Texas.

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- e. **Sunset Ridge West, Section Four (4)**, a subdivision in Harris County, Texas, according to the map or plat thereof recorded at **Vol. 677, Pg. 035** of the Map Records of Harris County, Texas, and all of Lots 1-43, Block 1 and Lots 1-54, Block 2.
- f. **Sunset Ridge West, Section Five (5)**, a subdivision in Harris County, Texas, according to the map or plat thereof recorded at **Vol. 677, Pg. 038** of the Map Records of Harris County, Texas, and all of Lots 1-29, Block 1; Lots 1-11, Block 2; and Lots 1-39, Block 3.
- g. **Sunset Ridge West, Section Six (6)**, a subdivision in Harris County, Texas, according to the map or plat thereof recorded at **Vol. 681, Pg. 714** of the Map Records of Harris County, Texas.
- h. **Sunset Ridge West, Section Seven (7)**, a subdivision in Harris County, Texas, according to the map or plat thereof recorded at **Vol. 681, Pg. 716** of the Map Records of Harris County, Texas.

4. **Recording Data for the Declaration(s):**

The recording data for the Declaration is as follows:

- a. **Declaration of Covenants, Conditions, and Restrictions, Timberhills, Section One (1)** recorded under Clerk's File No. **F758368**, Film Code **105-96-0066**, in the Real Property Records of Harris County, Texas.
- b. **First Amendment to Declaration of Covenants, Conditions, and Restrictions, Timberhills, Section One (1)** recorded under Clerk's File No. **G424107**, Film Code **150-92-2579**, Real Property Records of Harris County, Texas, recorded on 2/11/80.
- c. **First Amendment to Declaration of Covenants, Conditions, and Restrictions, Timberhills, Section One (1)** *re-recorded* under Clerk's File No. **G610955**, Film Code **162-91-1754**, Real Property Records of Harris County, Texas, recorded on 7/23/80.
- d. **Declaration of Covenants, Conditions, and Restrictions, Sunset Ridge West, Section One (1)**, recorded under Clerk's File No. **Y514712**, Film Code **RP-006-47-0771/200870752**, in the Real Property Records of Harris County, Texas, on June 3, 2005.
- e. **Declaration of Covenants, Conditions, and Restrictions, Sunset Ridge West, Section One (1)**, *re-recorded* under Clerk's File No. **Y650167**, Film Code **300664876**, in the Real Property Records of Harris County, Texas on July 28, 2005.
- f. **Annexation of Sunset Ridge West, Section One (1)**, recorded under Clerk's File No. **Y514705**, Film Code **006-47-0732**, in the Real Property Records of Harris County, Texas.
- g. **Annexation of Sunset Ridge West, Section Two (2)**, recorded under Clerk's File No. **2014034/ER 059-68-1641**, Film Code **200870752**, in the Real Property Records of Harris County, Texas, on June 3, 2005.
- h. **Declaration of Covenants, Conditions, and Restrictions, Sunset Ridge West, Section Three (3)**, recorded under Clerk's File No. **RP-2011-0463159**, in the Real Property Records of Harris County, Texas.

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- i. **Declaration of Covenants, Conditions, and Restrictions, Sunset Ridge West, Sections Four (4) and Five (5)**, recorded under Clerk's File No. **RP 2016-140400**, in the Real Property Records of Harris County, Texas.
 - j. **Annexation of Sunset Ridge West, Section Four (4)**, recorded under Clerk's File No. **RP-2016-119733**, in the Real Property Records of Harris County, Texas, on June 3, 2005.
 - k. **Annexation of Sunset Ridge West, Section Five (5)**, recorded under Clerk's File No. **RP-2016-121851**, in the Real Property Records of Harris County, Texas, on June 3, 2005.
 - l. **Declaration of Covenants, Conditions, and Restrictions, Sunset Ridge West, Section Six (6)**, recorded under Clerk's File No. **RP-2018-120691**, in the Real Property Records of Harris County, Texas.
 - m. **Declaration of Covenants, Conditions, and Restrictions, Sunset Ridge West, Section Seven (7)**, recorded under Clerk's File No. **RP-2018-120692**, in the Real Property Records of Harris County, Texas.
 - n. **Annexation of Sunset Ridge West, Section Seven (7)**, recorded under Clerk's File No. **RP-2017-544728**, in the Real Property Records of Harris County, Texas, on June 3, 2005.

5. Association Information:

The contact information for the association is as follows:

TIMBERHILLS HOMEOWNERS ASSOCIATION, INC.
c/o Beacon Residential Management
12818 Willow Centre Dr. Ste. B
Houston, TX 77066
Office Telephone: (713) 466-1204

6. Name and Mailing Address of Person Managing the Association or Its Designated Representative:

Todd or Brent Miller, Community Association Managers
TIMBERHILLS HOMEOWNERS ASSOCIATION, INC.
c/o Beacon Residential Management
12818 Willow Centre Dr. Ste B
Houston, TX 77066
Office Telephone: (713) 466-1204
Email Address: resale@brmtexas.com or manager@brmtexas.com

7. Fees Related to Property Transfer:

Resale Certificate: **\$150.00**
Transfer Fee: **\$150.00**
Statement Processing Fee: **\$65.00**
Rush Fee: **\$65.00**

8. Association Website:

<http://timberhillshoa.com/>

9. Other Optional Information:

Management Company Website:

<https://brmtexas.com/>

Executed this the 7th day of September, 2021.

**TIMBERHILLS HOMEOWNERS
ASSOCIATION, INC.**

BY: _____

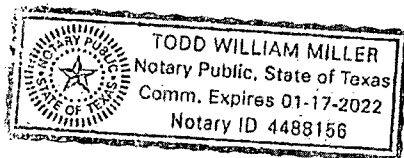
Brent A. Miller Print Name
Association Manager

THE STATE OF TEXAS

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COUNTY OF HARRIS

THIS INSTRUMENT was acknowledged before me on this the 7th day of Sept., 2021, by Brent Miller, Association Manager of **TIMBERHILLS HOMEOWNERS ASSOCIATION, INC.**, a Texas non-profit corporation, on behalf of said corporation.



TWM
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Disclaimer: Please note, this certificate only contains information as required under Tex. Prop. Code §209.004 and may not contain all of the recorded dedicatory instruments for the Association. Prospective purchasers are encouraged to independently examine the Declaration, By-Laws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

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Pages 5
09/08/2021 11:50 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

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

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