

**AMENDED PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
TIMBERLOCH ESTATES PROPERTY OWNER'S ASSOCIATION, INC.**

STATE OF TEXAS  
COUNTY OF MONTGOMERY

§  
§

**KNOW ALL THESE PRESENTS:**

**WHEREAS** section 209.004 of Title 11 of the Texas Property Code requires that a property owner's association file its management certificate in the Montgomery County Real Property records, the County in which the property is located, and

**WHEREAS** Timberloch Estates Property Owner's Association, Inc. is a property owners' association as the term is defined in Title 11 of the Texas Property Code and has property located in Montgomery County, Texas, and

**WHEREAS** this Management Certificate amends and supersedes the management certificate filed in the Montgomery County Real Property records on 04/17/2020 under the clerk's file number 2020036670, and all prior management certificates, if any.

**NOW THEREFORE**, the Timberloch Estates Property Owner's Association, Inc. provides the following information required under Texas Property Code 209.004:

1. The name of the subdivision is: Timberloch Estates, Section 1 and 2
2. The name of the association is: Timberloch Estates Property Owner's Association, Inc.
3. The recording data (i.e. Map or Plat Reference) for each Section of the Subdivision:

<u>Name</u>	<u>Clerk File No.</u>	<u>File Date</u>
Timberloch Estates (aka Timberlake Estates Section One)	99067122	08/12/1999
Timberloch Estates Section Two (2)	2002050656	05/21/2002

4. The recording data for the Declarations of the Association and any amendments or supplements to the Declaration are as follows:

<u>Name</u>	<u>Clerk File No.</u>	<u>File Date</u>
Restrictions for Timberloch Estates	99068569	08/17/1999
Restrictions for Timberloch Estates Section II	2002078862	08/01/2002
Affidavit for Filing Dedicatory Instruments - Petition to Extend Restrictions	2019091124	09/30/2019

5. The name and mailing address of the Association is:

Timberloch Estates Property Owner's Association, Inc.  
c/o C.K.M. Property Management, Inc.  
P.O. Box 160  
Tomball, Texas 77377

6. The name, mailing address, telephone number and email address of the Associations' designated representative is:

C.K.M. Property Management, Inc.  
P.O. Box 160  
Tomball, Texas 77377  
(281) 255-3055  
ckm1@ckm1.com

7. The Association's website address where dedicatory instruments are available:

[www.timberlochestatespoa.com](http://www.timberlochestatespoa.com)


8. Resale Certificates are requested via C.K.M. Property Management, Inc. The amount and description of the fee charged by the Association relating to a property transfer in the subdivision is as follows:

C.K.M. Transfer Fee:	\$200.00
C.K.M. Resale Certificate Fee:	\$300.00
C.K.M. Resale Certificate Update Fee:	\$75.00
C.K.M. Rush Fee:	\$50.00

9. Other pertinent information regarding the Association:

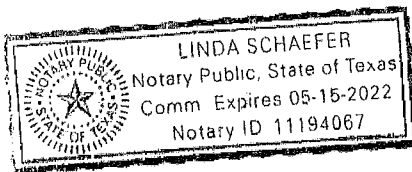
*Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision/association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.*

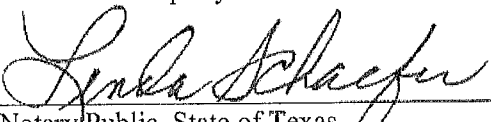
SIGNED on this 30th day of August, 2021

By:   
Angela Swindle  
CKM Property Management, Inc.  
Managing Agent for Timberloch Estates Property  
Owner's Association, Inc.

STATE OF TEXAS           §  
                                     §  
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on this 30th day of August 2021 by Angela Swindle as agent for Timberloch Estates Property Owner's Association, Inc.



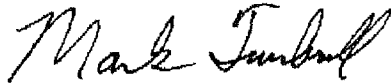
  
Notary Public, State of Texas  
Linda Schaefer  
Notary's Printed Name

My commission expires on \_\_\_\_\_

**After Filing Return To:**  
VP Legal, PLLC  
2825 Wilcrest Drive, Ste 428  
Houston, Texas 77042

**E-FILED FOR RECORD**

**08/31/2021 01:47PM**

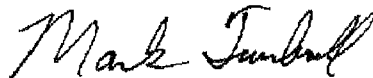


COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number  
sequence on the date and time stamped herein  
by me and was duly e-RECORDED in the Official Public  
Records of Montgomery County, Texas.

**08/31/2021**



County Clerk  
Montgomery County, Texas