

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
TARKINGTON TIMBERS COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF LIBERTY §

The undersigned, being the Managing Agent for Tarkington Timbers Community Association, 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 prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Tarkington Timbers.
2. Name of Association: The name of the Association is Tarkington Timbers Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Tarkington Timbers, a subdivision in Liberty County, Texas according to the map or plat thereof recorded under Clerk's File No. 2023005636 of the Plat Records of Liberty 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 for Tarkington Timbers.
 - b. Recording Information:
 - (1) Liberty County Clerk's File No. 2024012466.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Tarkington Timbers Community Association, Inc. c/o Inframark, 2002 W. Grand Parkway N., Suite 100, Katy, Texas 77449.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Kelly Dixon, Director of Community Management c/o Inframark. Address: 2002 W. Grand Parkway N.,

Suite 100, Katy, Texas 77449. Phone No.: 281.870.0585. Email Address: customercare@inframark.com

7. The Association's Dedicatory Instruments are Available to Members Online at:
<https://home.inframark.com/?c=368>.
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
Updated Resale Certificate Fee	\$ 75.00
Transfer Fee	\$ 275.00
Refinance Fee	\$ 100.00
Rush Fee	\$185.00 1 day; \$150.00 3 days; \$125.00 5 days
Capitalization Fee [Declaration Article XIV, Section D]	Each person or entity acquiring title to a lot within the Property agrees to pay to the Association a Capitalization Fee in an amount equal to 100% of the then-current Annual Assessment rate. Notwithstanding, the foregoing, the Capitalization Fee for a Builder acquiring title to a lot is an amount equal to 50% of the then-current Annual Assessment rate which applies to lot Owners other than Builders or Declarant. The Capitalization Fee is payable to the Association on the date of the transfer of title to a lot. Some exemptions apply. The Capitalization Fee must be confirmed with the Association.

Executed on this 1 day of July, 2024.

**TARKINGTON TIMBERS COMMUNITY
ASSOCIATION, INC.**

By: Inframark, Managing Agent


Kelly Dixon, Dir. of Community Management

*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.

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BEFORE ME, the undersigned notary public, on this 1 day of July, 2024 personally appeared Kelly Dixon, Dir. of Community Management for Inframark, Managing Agent for Tarkington Timbers Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.


Notary Public in and for the State of Texas



**THE STATE OF TEXAS
COUNTY OF LIBERTY**

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Liberty County, Texas.

2024023166 CERT

07/01/2024 04:07:41 PM Total Fees: \$33.00

A handwritten signature in cursive script, appearing to read "L. H. Chambers".

Lee Haidusek Chambers, County Clerk
Liberty County, Texas