

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE  
TL COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS           §  
                                     §  
COUNTY OF HARRIS       §

TL COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners' Association Management Certificate pursuant to § 209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) The name of the Subdivision is Timarron Lakes;
- (2) The name of the Association is TL Community Association, Inc.;
- (3) The Subdivision is recorded in the Real Property Records of Harris County, Texas, as follows:
  - a. The Woodlands Creekside Park West, Section 6, under Clerk's File No. 20100440956;
  - b. Certain real property described in Exhibit "A" of the Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Restrictions, Easements, Charges and Liens of The Woodlands (TWA) and Supplemental Declaration of Covenants, Conditions and Restrictions for Timarron Lakes Subdivision, under Clerk's File No. 20120446106;
  - c. Certain real property described in Exhibit "A" of the Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Restrictions, Easements, Charges and Liens of The Woodlands (TWA) and Supplemental Declaration of Covenants, Conditions and Restrictions for Timarron Lakes Subdivision, under Clerk's File No. 20120446107;
  - d. Certain real property described in Exhibit "A" of the Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Restrictions, Easements, Charges and Liens of The Woodlands (TWA) and Supplemental Declaration of Covenants, Conditions and Restrictions for Timarron Lakes Subdivision, under Clerk's File No. RP-2016-23338; and
  - e. Certain real property described in Exhibit "A" of the Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Restrictions, Easements, Charges and Liens of The Woodlands (TWA) and Supplemental Declaration of Covenants, Conditions and Restrictions for Timarron Lakes Subdivision, under Clerk's File No. RP-2016-23355.
- (4) The Declarations and any amendments thereto, are recorded in the Real Property Records of Harris County, Texas, as follows:
  - a. Declaration of Covenants, Conditions and Restrictions for Timarron Lakes Subdivision, under Clerk's File No. 20110396269;
  - b. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Timarron Lakes Subdivision, under Clerk's File No. 20110429706;

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- c. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Timarron Lakes Subdivision, under Clerk's File No. 20110483304;
  - d. Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Restrictions, Easements, Charges and Liens of The Woodlands (TWA) and Supplemental Declaration of Covenants, Conditions and Restrictions for Timarron Lakes Subdivision, under Clerk's File No. 20120446106;
  - e. Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Restrictions, Easements, Charges and Liens of The Woodlands (TWA) and Supplemental Declaration of Covenants, Conditions and Restrictions for Timarron Lakes Subdivision, under Clerk's File No. 20120446107;
  - f. Supplementary Declaration: Declaration of Covenants, Conditions and Restrictions for the Timarron Lakes Subdivision, under Clerk's File No. 20150580354;
  - g. Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Restrictions, Easements, Charges and Liens of The Woodlands (TWA) and Supplemental Declaration of Covenants, Conditions and Restrictions for Timarron Lakes Subdivision, under Clerk's File No. RP-2016-23338; and
  - h. Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Restrictions, Easements, Charges and Liens of The Woodlands (TWA) and Supplemental Declaration of Covenants, Conditions and Restrictions for Timarron Lakes Subdivision, under Clerk's File No. RP-2016-23355.
- (5) The name and mailing address of the Association is:
- a. TL Community Association, Inc., c/o Inframark, 2002 W. Grand Parkway N., Suite 100, Katy, Texas 77449
- (6) The name, mailing address, telephone number, and email address of the Association's Designated Representative is:
- a. Inframark, 2002 W. Grand Parkway N., Suite 100, Katy, Texas 77449
  - b. (281) 870-0585
  - c. communitymanagement@inframark.com
- (7) The Association's website address is: <https://home.inframark.com/?c=378>
- (8) The following fees are charged by the Association relating to a property transfer in the Subdivision:
- a. Transfer Fee: \$275.00
  - b. Resale Certificate Fee: \$375.00
  - c. Update Resale Certificate Fee: \$75.00
  - d. Refinance Fee: \$100.00
    - i. Rush Fee (applicable to all the above):
      - \$185.00 for 1-day rush
      - \$150.00 for 3-day rush
      - \$125.00 for 5-day rush

- (9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Association, as well as to perform 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 or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 3 DAY OF February, 2025.

By: Kelly L Dixon, Director  
of Community Management, on behalf of Inframark,  
Managing Agent for TL Community Association, Inc.

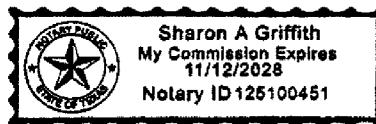
Kelly L Dixon  
Printed Name

STATE OF TEXAS       §  
                                     §  
COUNTY OF HARRIS   §

Before me, the undersigned authority, on this day personally appeared KELLY DIXON of INFRAMARK, Managing Agent for TL Community Association, Inc., and acknowledged to me that she executed this Management Certificate for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 3 day of February, 2025.

Sharon A. Griffith  
Notary Public in and for the State of Texas



**AFTER RECORDING RETURN TO:**

Stibbs & Co.  
750 William D. Fitch Parkway, Suite 210  
College Station, Texas 77845

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# Pages 4  
02/03/2025 03:55 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$33.00

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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