

Hood County Clerk
201 W Bridge Street
PO BOX 339
Granbury, Texas 76048
Phone: 817-579-3222

Document Number: 2025-0009603 -
Filed and Recorded - Real Records

CERTIFICATE OF OWNERS ASSOCIATION

Grantor: TIMBERVIEW PRESERVE PROPERTY OWNERS ASSOCIATION INC

Pages: 4

Recorded On: 07/16/2025 11:37 AM

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| Recorded On: | 07/16/2025 11:37 AM | Notes: |
| Document Number: | 2025-0009603 | |
| Receipt Number: | R2510192 | |
| Amount: | \$23.00 | |
| Recorded By: | Traci Smith | |

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.

**I hereby certify that this instrument was filed and duly
recorded in the Official Records of Hood County, Texas**



Christine C. Leftwich
County Clerk
Hood County, Texas



Return To: In Office
ERNEST PATE



**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
AMENDED
TIMBERVIEW PRESERVE PROPERTY OWNERS' ASSOCIATION, INC.**

STATE OF TEXAS

www

COUNTY OF HOOD

COUNTY OF PARKER

1. Name of Subdivision: Timberview Preserve Subdivision
2. Name of Homeowners Association: Timberview Preserve Property Owners' Association, Inc.
3. Recording Data for Subdivision: 189.672 acres in Hood County, Texas and Parker County, Texas as further described in the Declarations.
4. Recording Data for Declaration: See Exhibit "A"
5. Name and mailing address of Association: Timberview Preserve Property Owners' Association, 110 W. Interstate 20, Frontage Road, Suite 120, Weatherford, Texas 76086.
6. Contact information for the Association is: Telephone No. (800) 710-0977 and Email: cboven@nlpllc.com and Website: timberviewpreservepoa.com
7. The association's designated representative is: Monte Magness
8. Other information the Association considers appropriate for the governing, administration or operation of the subdivision and homeowners association: Bylaws and governing documents are filed of record with the Hood County Clerk as set forth on Exhibit A.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for Timberview Preserve Subdivision, as well as performing a physical inspection of the property and common areas, prior to purchase.

**TIMBERVIEW PRESERVE PROPERTY
OWNERS' ASSOCIATION, INC.**

By:

Monte Magness, President

THE STATE OF TEXAS

COUNTY OF

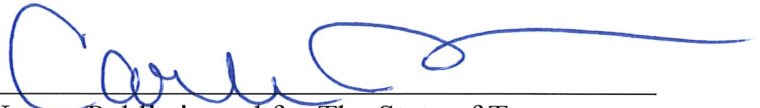
Parker

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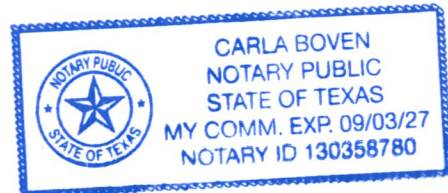
CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned Notary Public, on this day personally appeared Monte Magness, who is personally known to me (or proved to me through a federal or state issued ID with photo and signature of person identified) to be the person whose name is subscribed to the foregoing instrument, and who has acknowledged to me that he is the President of Timberview Preserve Property Owners' Association, Inc. and that by authority duly given and as the act of Timberview Preserve Property Owners' Association, Inc executed the instrument for the purposes and considerations expressed.

Given under my hand and seal of office on this the 30 day of June 2025.



Notary Public in and for The State of Texas



AFTER RECORDING, RETURN TO:

Timberview Preserve Property Owners' Association, Inc.
110 W. Interstate 20, Frontage Road, Suite 120
Weatherford, Texas 76086

EXHIBIT "A"

Timberview Preserve, a subdivision located in Hood County, Texas and Parker County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of Timberview Preserve Property Owners' Association, Inc., which sections were originally encumbered by restrictive covenants filed of record in **Hood County, Texas** as follows:

| DATE RECORDED | CLERK'S FILE NO. | DOCUMENT |
|-----------------------|----------------------|--|
| June 23, 2025 | 2025-0008428 | Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for Timberview Preserve Subdivision |
| June 23, 2025 | 2025-0008429 | Resolution of the Board of Directors of Timberview Preserve Property Owners' Association, Inc. Regarding Records Production and Copying Policy |
| June 23, 2025 | 2025-0008430 | Resolution of the Board Of Directors of Timberview Preserve Property Owners' Association, Inc. Regarding Records Retention Policy |
| June 23, 2025 | 2025-0008431 | Resolution of the Board of Directors of Timberview Preserve Property Owners' Association, Inc. Regarding Payment Plan Policy |
| June 23, 2025 | 2025-0008432 | Resolution of the Board of Directors of Timberview Preserve Property Owners' Association, Inc. Regarding Procurement Policy |
| June 23, 2025 | 2025-0008433 | Resolution of the Board of Directors of Timberview Preserve Property Owners' Association, Inc. Regarding Fine and Enforcement Policy |
| June 23, 2025 | 2025-0008434 | Bylaws of Timberview Preserve Property Owners' Association, Inc., A Nonprofit Corporation |
| <u>July 16</u> , 2025 | 2025- <u>0009602</u> | First Amendment to the Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for Timberview Preserve Subdivision |