



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

STATE OF TEXAS

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COUNTY OF HOOD

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COUNTY OF PARKER

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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 Parker 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

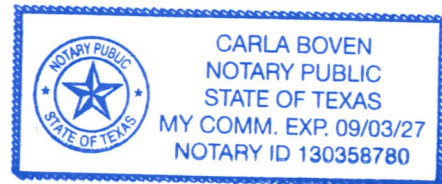
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**CERTIFICATE OF ACKNOWLEDGMENT**

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.

Carla Boven  
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 **Parker County, Texas** as follows:

DATE RECORDED	CLERK'S FILE NO.	DOCUMENT
May 27, 2025	202513856	Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for Timberview Preserve Subdivision
June 16, 2025	202515894	Resolution of the Board of Directors of Timberview Preserve Property Owners' Association, Inc. Regarding Records Production and Copying Policy
June 16, 2025	202515895	Resolution of the Board Of Directors of Timberview Preserve Property Owners' Association, Inc. Regarding Records Retention Policy
June 16, 2025	202515896	Resolution of the Board of Directors of Timberview Preserve Property Owners' Association, Inc. Regarding Payment Plan Policy
June 16, 2025	202515897	Resolution of the Board of Directors of Timberview Preserve Property Owners' Association, Inc. Regarding Procurement Policy
June 16, 2025	202515898	Resolution of the Board of Directors of Timberview Preserve Property Owners' Association, Inc. Regarding Fine and Enforcement Policy
June 16, 2025	202515899	Bylaws of Timberview Preserve Property Owners' Association, Inc., A Nonprofit Corporation
<u>July 16</u> , 2025	<u>202518880</u>	First Amendment to the Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for Timberview Preserve Subdivision

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Lila Deakle*

202518881  
07/16/2025 10:32 AM  
Fee: 37.00  
Lila Deakle, County Clerk  
Parker County, TX  
MANAGECERT