

**THE VILLAGES HOMEOWNERS' ASSOCIATION, INC.**

**MANAGEMENT CERTIFICATE**

This Management Certificate is prepared and recorded in accordance with the requirements of §209.004 of the Texas Residential Property Owners Protection Act to provide the following information on a residential subdivision developed by Silverleaf Resorts, Inc. and managed by The Villages Homeowners' Association, Inc.:

1. The name of the subdivision is The Villages.
2. The name of the owners' association is The Villages Homeowners' Association, Inc.
3. The recording data for the subdivision is:
  - Timberlake Village 1 - Volume 1333, Page 651.
  - Timberlake Village 2- Volume 1371, Page 429.
  - Timberlake Village 3 - Volume 1571, Page 432.
  - Lookout Village 1 - Volume 1377, Page 74.
  - Clearlake Village 1 - Volume 1444, Page 26.
  - Clearlake Village 3 - Volume 1502, Page 486.
  - Highland Lake Village 1 - Volume 1444, Page 23.
  - Wildlakes Village 1 - Volume 1394, Page 54.
  - Meadowlake Village 1 - Volume 1408, Page 924.
  - Meadowlake Village 2- Volume 1418, Page 694.
4. The recording data for the declaration is: Declaration of Restrictions, Covenants, and Conditions Timberlake Village Unit No.1, dated April 6, 1970, and recorded on April 27, 1970, in volume 1333, Page 651, of the County Clerk's office of Smith County, Texas, as amended.
5. The mailing address of the office of the owners' association is The Villages Homeowners' Association, Inc., c/o Prestige Association Management Group, 1849 Kingwood Drive Suite 103, Kingwood, TX 77339.
6. The association's designated representative is Sarah Eldridge. Her mailing address is 1849 Kingwood Drive Suite 103, Kingwood, Texas 77339. Her phone number is (281) 607-7701. Her email address is [sarahe@pamgtx.com](mailto:sarahe@pamgtx.com).
7. The internet website address is [https://frontsteps.Cloud/Caliber2Web\\_Prestige](https://frontsteps.Cloud/Caliber2Web_Prestige) and [www.pamgtx.com](http://www.pamgtx.com).

8. Fees charged by the Association upon the sale or transfer of the Property:
  - a. Resale Certificate: \$200.00 or more, not to exceed the maximum allowable rate.
  - b. Rush Fee for Resale Certificate: \$100.00 if needed within 24 hours; \$50.00 if needed within 3 days.
  - c. Updated Certificate: after 30 days of issuance of the original \$200.00.
  - d. Certified Statement of Account \$50 and transfer Fee \$200.00.
  - e. Refinance Statement of Account \$50 and refinance transfer fee \$200.00.
  - f. Mandatory New Owner Packet fee not to exceed \$150.00.
9. Other information the association considers appropriate.
  - a. THE VILLAGES HOMEOWNERS' ASSOCIATION, INC.  
CLARIFICATION OF BY-LAWS, ARTICLE XII, SECTION 8;
  - b. THE VILLAGES HOMEOWNERS' ASSOCIATION, INC.  
CLARIFICATION TO RCC'S, ARTICLE VIII, SECTION 2;
  - c. THE VILLAGES HOMEOWNERS' ASSOCIATION, INC.  
CLARIFICATION BILLBOARDS AND SIGNS, ARTICLE VIII,  
SECTION 16;
  - d. THE VILLAGES HOMEOWNERS' ASSOCIATION, INC.  
CLARIFICATION OF BY-LAWS, ARTICLE XVM SECTION 2;
  - e. THE VILLAGES HOMEOWNERS' ASSOCIATION, INC.  
CLARIFICATION OF STANDARD CONSTRUCTION FEES.
  - f. THE VILLAGES HOMEOWNERS' ASSOCIATION, INC.  
ADDITION OF SECTION 24 TO RCC'S, ARTICLE VIII.

STATE OF TEXAS       §  
                                  §  
COUNTY OF SMITH   §

Title of Documents:       THE VILLAGES HOMEOWNERS' ASSOCIATION, INC.  
MANAGEMENT CERTIFICATE

Date:                       October 23, 2024

Executed by:               The Villages Homeowners' Association, Inc.  
1849 Kingwood Dr. Ste. 103  
Kingwood, Texas 77339

A true and accurate copy of the above-described document is attached hereto. The Villages Homeowners' Association, Inc., duly adopted the document.

The Villages Homeowners' Association, Inc.  
A Texas non-profit corporation

By: Sarah Eldridge

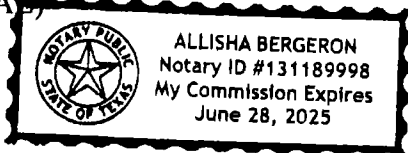
Name: Sarah Eldridge

Title: Agent

STATE OF TEXAS       §  
                                  §  
COUNTY OF SMITH   §

This instrument was acknowledged before me on October 23, 2024, by Sarah Eldridge, the Agent of The Villages Homeowners' Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

(SEAL)



Allisha Bergeron  
Notary Public, State of Texas

After recording return to:

The Villages Homeowners' Association, Inc.  
1849 Kingwood Dr. Ste. 103  
Kingwood, Texas 77339

**Smith County  
Karen Phillips  
Smith County Clerk**

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**Document Number:** 202401031602

eRecording - Real Property

CERTIFICATE

Recorded On: November 01, 2024 12:11 PM

Number of Pages: 4

Billable Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

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.

**File Information:**

Document Number: 202401031602

Receipt Number: 20241101000070

Recorded Date/Time: November 01, 2024 12:11 PM

User: Brenda C



**STATE OF TEXAS  
COUNTY OF SMITH**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Smith County, Texas.**

Karen Phillips  
Smith County Clerk  
Smith County, TX