

**PROPERTY OWNER ASSOCIATION MANAGEMENT CERTIFICATE
FOR
TIMBERCREST RANCH PROPERTY OWNERS' ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF LEON §

The undersigned, being a representative of **TIMBERCREST RANCH PROPERTY OWNERS' ASSOCIATION, INC.** (hereinafter the "Association"), a non-profit corporation 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:** Timbercrest
2. **Name of Association:** Timbercrest Ranch Property Owners' Association, Inc.
3. **Recording Data for the Subdivision:**

The Recording Data for the Subdivision of Timbercrest Ranch is recorded in the Real Property Records of Leon County, Texas under Clerk's File No. 445013.

4. **Recording Data for the Declaration of Covenants, Conditions and Restrictions:**

The Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Timbercrest Ranch Subdivision is recorded in the Real Property Records of Leon County, Texas under Clerk's File Number 445014.

5. **Name and mailing address of the Association:**

Timbercrest Ranch Property Owners' Association, Inc.
c/o CMI
25211 Grogan's Mill Rd., Suite 313
The Woodlands, TX 77380

6. **Name and Mailing address of the Person Managing the Association or It's Designated Representative is:**

CMI
25211 Grogan's Mill Rd., Suite 313
The Woodlands, TX 77380

7. **Telephone Number to Contact the Association is:** 936.521.6900

8. **Email Address to contact the Association:** kbaker@cmicare.net

9. **The Association's website may be found at:** Portal.cmicare.net

10. **Fees charged by the Association upon the sale or transfer of Property:**

- a. Resale Certificate: \$200.00 or more, not to exceed the maximum allowable rate.
- b. Rush Fee for Resale Certificate: \$125.00 if needed within 24 hours; \$100.00 if needed within 3 days.
- c. Updated Certificate: after 30 days of issuance of the original \$75.00

- d. Certified Statement of Account (Transfer Fee) \$215.00
- e. Refinance Statement of Account \$65.00

*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.

Executed this the 24 day of April, 2024.

**Timbercrest Ranch Property Owners'
Association, Inc.**

By: [Signature]

Name: John M. Hughes

Position: Assoc. Manager

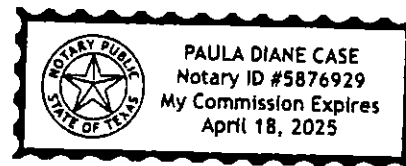
THE STATE OF TEXAS §
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This instrument was acknowledged before me on 24th day of April, 2024, by Mike Hughes, on behalf of Community Management Innovation, Managing Agent for Timbercrest Ranch Property Owners' Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledges to me that he executed the same for the purpose and in capacity therein expressed.

[Signature: Paula Diane Case]
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:

Porter Law Firm
2221 S. Voss Road
Houston, TX 77057



***** Electronically Recorded Document *****

Leon County

Christie Wakefield
Leon County Clerk
Centerville, TX

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Recording Fee: \$19.00

Parties:

Direct- TIMBERCREST RANCH PROPERTY OW
Indirect- TIMBERCREST RANCH PROPERTY OW

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THIS PAGE IS PART OF THE INSTRUMENT

