

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
TIMBERGROVE GREEN COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

TIMBERGROVE GREEN 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 names of the Subdivisions are:

- (a) Timbergrove Green; and
- (b) RH Eleventh Street, Section 1, Partial Replat No. 1

(2) the name of the Association is Timbergrove Green Community Association, Inc.;

(3) the Subdivision is recorded in the Map and Plat Records of Harris County, Texas, as follows:

- (a) Lots 1 – 42, Block 1, and Lots 1 – 13, Block 2, of Timbergrove Green, under Clerk's Film Code No. 692980;
- (b) Lots 1 – 32, Block 1, of RH Eleventh Street, Section 1, Partial Replat No. 1, under Clerk's Film Code No. 700985;

(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 Timbergrove Green, under Clerk's File No. RP-2023-375768;

(5) the name and mailing address of the Association is:

- (a) Timbergrove Green Community Association, Inc., c/o Lone Star Regional Management, 3200 Wilcrest Dr., Ste. 170-4, Houston, Texas 77042;

(6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

- (a) Lone Star Regional Management, 3200 Wilcrest Dr., Ste. 170-4, Houston, Texas 77042;
- (b) (713) 496-1315;
- (c) management@lonestarregional.com;

(7) The Association's website address is: www.lonestarregional.com;

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- (a) Working Capital Assessment – The amount equal to 6 months of regular assessments.
- (b) Transfer Fee - \$300.00 (builder to homeowner);
- (c) Transfer Fee - \$375.00 (homeowner to homeowner);
- (d) Resale Certificate - \$375.00;
- (e) Resale Certificate Update - \$75.00;
- (f) Refinance Fee - \$325.00;
- (g) Rush Fee - \$150.00;
- (h) Payoff Request Fee - \$175.00;

(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. The Community Manual is recorded under Clerk's File No. RP-2023-377547.

SIGNED THIS 28th DAY OF January, 2025.

By: Amanda Huot, Managing Agent for
Timbergrove Green Community Association, Inc.

Print Name: Amanda Huot

STATE OF TEXAS §

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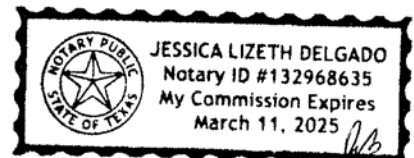
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Amanda Huot of Lone Star Regional Management, Managing Agent for Timbergrove Green Community Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 28th day of January, 2025.

Jessica Delgado
Notary Public, State of Texas

RECORDED BY:
HOLTTOLLETT, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024



RP-2025-35453
Pages 3
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e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$29.00

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

RP-2025-35453