

The Reserve at Lake Tyler Homeowners Association

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

1. NAME OF SUBDIVISION: The Reserve at Lake Tyler
2. NAME OF THE ASSOCIATION: The Reserve at Lake Tyler Homeowners Association, Inc.
3. RECORDING DATA FOR THE SUBDIVISION: Instrument No. 2004-R0000350
Cabinet D, Slides 219B – 221B
Plat Records, Smith County, Texas

4. RECORDING DATA FOR ASSOCIATION DECLARATION:

First Amended Bylaws for The Reserve	Instrument No. 20190100008950
Second Amended Declaration of Covenants, Conditions, and Restrictions for the Reserve	Instrument No. 20190100008949
Design Guidelines	Instrument No. 202501001240
Assessment Collection Policy	Instrument No. 202501001241
Deed Restriction Violation Fines Policy	Instrument No. 202201027679
Garage / Yard / Estate Sales Policy	Instrument No. 202201027680
Miscellaneous New Policies	Instrument No. 202201027678
Rules & Regulations for the Use of Lakes	Instrument No. 202201029531
Policy for Association Records, Request for Documents, and Document Retention	Instrument No. 202201027677
Election Policy	Instrument No. 202301002878
Assessment of Impact Fees with ACC Project Applications	Instrument No. 202301012972
Rules and Regulations for Speeding And Reckless Driving on HOA Roads and Right of Ways	Instrument No. 202501001237

RECORDING INFORMATION:

Official Public Records of Smith County, Texas

5. CONTACT INFORMATION FOR THE ASSOCIATION AND NAME OF THE PERSON OR ENTITY MANAGING THE ASSOCIATION:

The Reserve at Lake Tyler Homeowners Association
15302 Reserve Blvd.
Tyler, TX 75707
Email: HOAboard@thereserveatlaketyler.com
Jason Parrish, President
Phone: 903-399-8678

6. ASSOCIATION WEBSITE ADDRESS:

www.thereserveatlaketyler.com

7. FEES CHARGED BY THE ASSOCIATION:

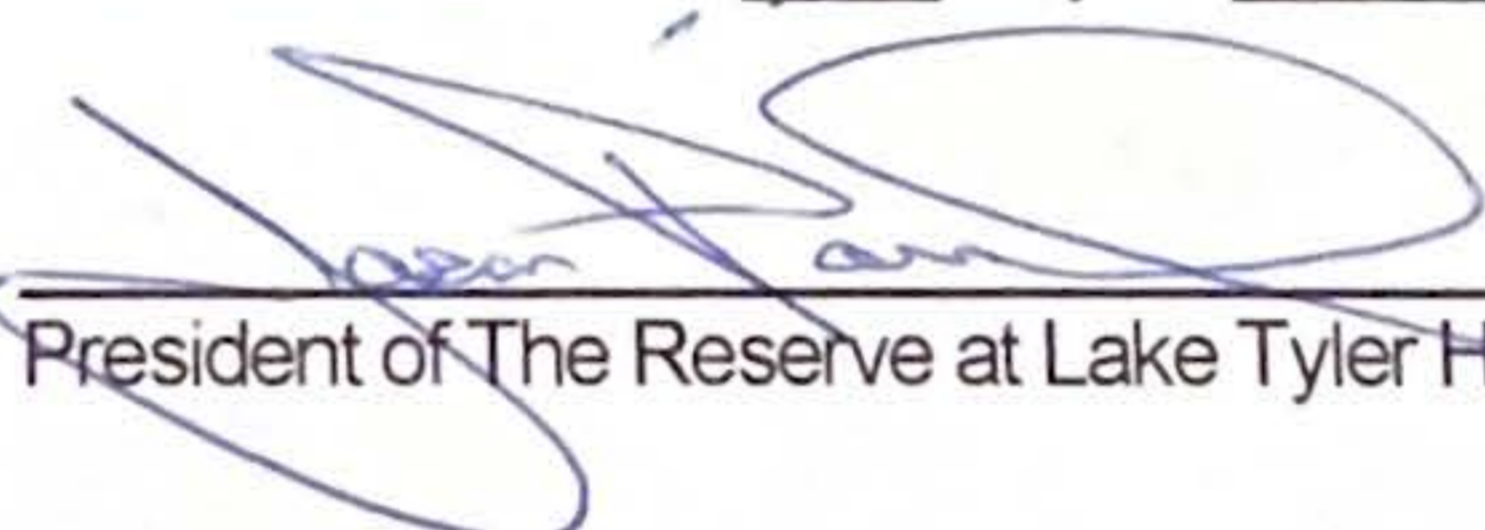
Assessment for all lots: \$700.00 / year
Resale Certificate: \$250.00 / transfer property
Transfer Application: \$150.00 / transfer prop.
Impact Fees: Amount varies with project

8. OTHER INFORMATION THE ASSOCIATION CONSIDERS APPROPRIATE:

Prospective purchasers are advised to independently examine the Declaration, Bylaws and all other dedicatory instruments of the Association, together with obtaining an official Resale Certificate, Transfer Application and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

IN WITNESS WHEREOF, the undersigned President of The Reserve at Lake Tyler Home Owners Association, Inc., has executed this Declaration this 30 day of January 2025.

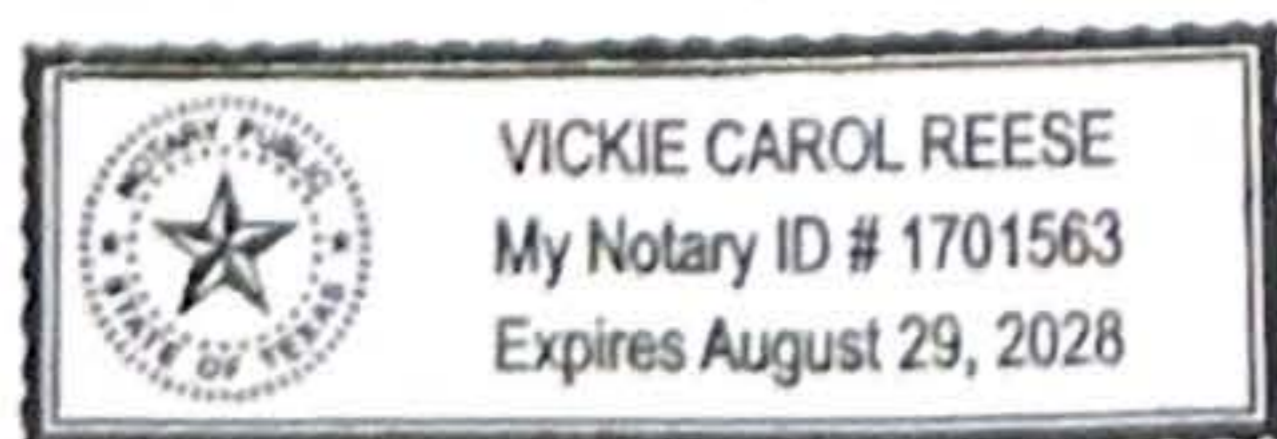
1/30/25
Date

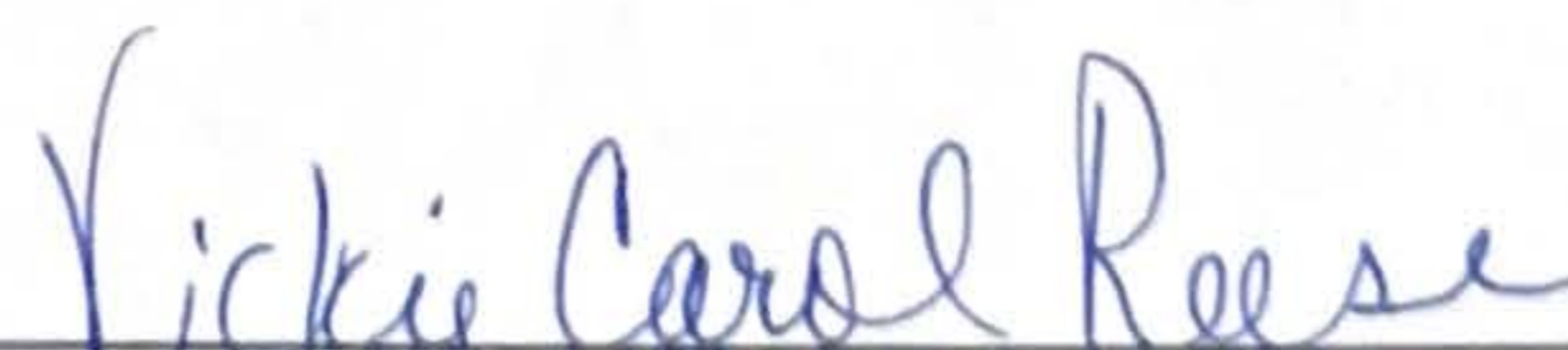


President of The Reserve at Lake Tyler Home Owners Association, Inc.

STATE OF TEXAS §
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COUNTY OF SMITH §

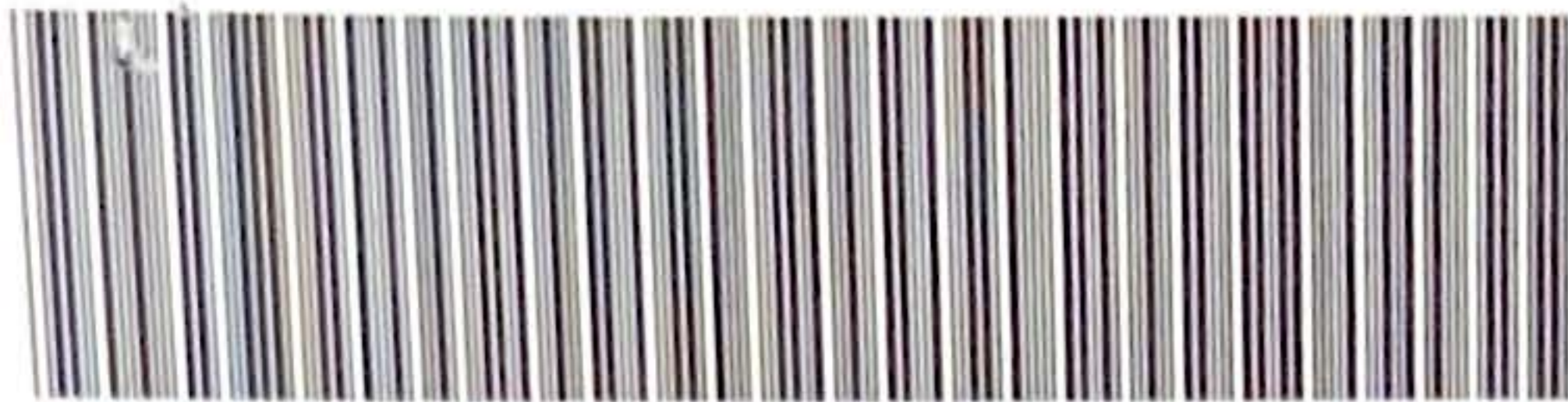
BEFORE ME, the undersigned authority, on the 30th day of JANUARY, 2025, personally appeared, JASON L. PARRISH, to me known to be the President of The Reserve at Lake Tyler Home Owners Association, Inc., and he/she acknowledged before me the he/she executed the same for the purposes therein expressed.





Notary Public, State of Texas

My Commission Expires: 8/29/28



VG-151-2025-202501003297

Smith County
Karen Phillips
Smith County Clerk

Document Number: 202501003297

Real Property Recordings
RESTRICTION

Recorded On: February 04, 2025 01:34 PM

Number of Pages: 3

Billable Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** 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: 202501003297
Receipt Number: 20250204000095
Recorded Date/Time: February 04, 2025 01:34 PM
User: Alma J



STATE OF TEXAS
Smith County

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