**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**
**TIMBERGREEN COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS §
§
COUNTY OF MONTGOMERY §

The undersigned, being the Association Manager of **TIMBERGREEN COMMUNITY 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(s):**
The name of the Subdivision(s) are: **Timbergreen**
**Timbergreen, Section One (1),**
**Timbergreen, Section One-A (1-A),**
**Timbergreen, Section Two (2),**
**Timbergreen, Section Three (3),**
**Timbergreen, Section Four (4),**
**Timbergreen, Section Five (5).**

2. **Name of Association:**
The name of the Association is **TIMBERGREEN COMMUNITY ASSOCIATION, INC.**

3. **Recording Data for the Subdivision(s):**
The recording data for the subdivisions are as follows:

**Timbergreen, Section One (1),** a subdivision in Montgomery County, Texas, according to the plat recorded at Clerk's File No. 9305892, Cabinet G, Sheet 95B-97B, of the Map Records of said County, being 83.9366 acres of land in the Thomas J, Stansbury Survey, A-48S, Montgomery County, Texas, out of the following (S) tracts of Lands (1) 11S.2S acre tract described by deed recorded in Volume 791, Page 120, of the Deed Records of Montgomery County, Texas, (2) 111.307 acre tract described by deed recorded under County Clerk's File No. 844332S of the Real Property Records of Montgomery County, Texas, (3) 23.42 acre tract, (4) 7.S6 acre tract, and (5) 3.0019 acre tract, tracts 3-5 all being described by deed recorded under County Clerk's File No. 9131335 of the Real Property Records of Montgomery County, Texas, said 83.9366 acres of land being more particularly described by metes and bounds as described in the Declaration.

**Timbergreen, Section One-A (1A),** a subdivision in Montgomery County, according to the plat recorded in Cabinet G, Sheet 158A, of the Map Records of said County, being 1.079 acres of land in the THOMAS J. STANSBURY Survey, A-485, Montgomery County, Texas, OUT OF A 3.0019 acre tract described by deed recorded under County Clerk's File No. 9131335 of the Real Property Records of Montgomery County, Texas, said 1.079 acres of land is more particular described by metes and bounds description attached hereto as Exhibit B of the Declaration.

**Timbergreen, Section Two (2),** a subdivision in Montgomery County, Texas, according to the map and plat thereof recorded in Cabinet G, Sheet 158A-B, and Clerk's File No.

9351091, of the Map Records of Montgomery County, Texas; (being 64.2297 acres of land in the Thomas J. Stansbury Survey A-485, Montgomery County, Texas.

**Timbergreen, Section Three (3),** a subdivision in Montgomery County, Texas, according to the plat recorded at Clerk's File No. 9440185, Cabinet H, Sheet 33A, of the Map Records of said County, being 42.8980 acres of .land in the Thomas J. Stansbury Survey, Montgomery County, Texas, out of a 115.25 acre tract described deed recorded in Volume 979, Pace 193 of the Deed Records of Montgomery County, Texas, said 42.8988 acres of land being more particularly described by the metes and bounds as described in the Declaration.

**Timbergreen, Section Four (4),** a subdivision in Montgomery County, Texas, according to the plat recorded at Clerk's File No. 9515396, Cabinet H, Sheet 94B, of the Map Records of said County, being a 31.5503 acres of land in the Thomas J. Stansbury Survey A-485, Montgomery County, Texas, out of a 115.25 acre tract described by deed recorded in Volume 979, Page 193 of the Deed Records of Montgomery County, Texas, said 31.550:3 acres of land being more particularly described by metes and bounds as described in the Declaration.

**Timbergreen, Section Five (5),** a subdivision in Montgomery County, Texas, according to the plat recorded at Clerk's File No. 9542346, Cabinet H, Sheet 119-B, of the Map Records of said County, being 107.27 acres of land in the BUCKMAN CANFIELD Survey, A-120, Montgomery County, Texas, known as TIMBERGREEN, SECTION FIVE (5).

4. **Recording Data for the Declaration(s):**

**Declaration of Covenants, Conditions and Restrictions for Timbergreen, Section One (1),** is recorded under Montgomery County Clerk's File No. **9305745,** Film Code No. **852-01-1919** of the Official Public Records of Real Property Records of Montgomery County, Texas;

**Certification and Amendment to Deed Restrictions, Timbergreen – Section 1,** is recorded under Montgomery County Clerk's File No. **9307161,** Film Code No. **854-01-1124** of the Official Public Records of Real Property Records of Montgomery County, Texas;

**Declaration of Covenants, Conditions and Restrictions for Timbergreen, Section One-A (1A),** is recorded under Montgomery County Clerk's File No. **9906147,** Film Code No. **564-00-2547** of the Official Public Records of Real Property Records of Montgomery County, Texas;

**Declaration of Covenants, Conditions and Restrictions for Timbergreen, Section Two (2),** is recorded under Montgomery County Clerk's File No. **9357464,** Film Code No. **921-01-0948** of the Official Public Records of Real Property Records of Montgomery County, Texas;

**Amendment to the Declaration of Covenants, Conditions and Restrictions Timbergreen – Section 2,** is recorded under Montgomery County Clerk's File No. **9534832,** Film Code No. **075-00-1418** of the Official Public Records of Real Property Records of Montgomery County, Texas;

**Declaration of Covenants, Conditions and Restrictions for Timbergreen, Section Three (3),** is recorded under Montgomery County Clerk's File No. **9443606,** Film Code No. **995-01-1999** of the Official Public Records of Real Property Records of Montgomery County, Texas;

**Declaration of Covenants, Conditions and Restrictions for Timbergreen, Section Four (4),** is recorded under Montgomery County Clerk's File No. **9508252,** Film Code. No. **042-00-1932** of the Official Public Records of Real Property Records of Montgomery County, Texas;

**Declaration of Covenants, Conditions and Restrictions for Timbergreen, Section 5,** is recorded under Montgomery County Clerk's File No. **9545582,** Film Code No. **089-00-0408** of the Official Public Records of Real Property Records of Montgomery County, Texas;

**CERTIFICATION OF ADOPTION OF MODIFICATION TO EXISTING RESTRICTIONS FOR SECTIONS ONE (1), ONE-a (1a), TWO (2), THREE (3), FOUR (4) AND FIVE (5) SUBDIVISIONS IN MONTGOMERY COUNTY, TEXAS,** is recorded under Montgomery County Clerk's File No. **2019051397**of the Official Public Records of Real Property Records of Montgomery County, Texas and filed on 6/14/19.

5. **Association Information:**

**The contact information for the association is as follows:**

TIMBERGREEN COMMUNITY ASSOCIATION, INC.
c/o CKM Property Management, Inc.
P.O. Box 160
Tomball, TX 77377
281-255-3055 Office
281-255-3056 Fax
Email address: ckm1@ckm1.com

6. **Designated Representative Information:**

**The contact information for the person or entity managing the association is as follows:**

CKM Property Management, Inc.
c/o Transfer Department
P.O. Box 160
Tomball, TX 77377
281-255-3055 Office
281-255-3056 Fax
Email address: ckm1@ckm1.com

7. **Fees Related to Property Transfer:**
   Resale Certificate $300
   Resale Certificate RUSH fee $50
   Resale Certificate Update fee $75
   Transfer fee $200

8. **Association Website:**
   www.timbergreen.org

Executed this the 1st day of October, 2021.

**TIMBERGREEN COMMUNITY ASSOCIATION, INC.**

By _____
Signature (Community Manager)

Angela Swindle
Print Name (Community Manager)

THE STATE OF TEXAS §
§
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned notary public, on this the 1st day of October, 2021, personally appeared Angela Swindle, the Community Association Manager of TIMBERGREEN COMMUNITY ASSOCIATION, INC. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.

LINDA SCHAEFER
Notary Public, State of Texas
Comm. Expires 05-15-2022
Notary ID 11194067

_____
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

***Disclaimer**: Please note, this certificate only contains information as required under Tex. Prop. Code §209.004 and may not contain all of the recorded dedicatory instruments for the Association. Prospective purchasers are encouraged to independently examine the Declaration, By-Laws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.*

**Doc #: 2021138806**
**Pages 5**

**E-FILED FOR RECORD**
10/05/2021 01:51PM

COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY
I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

**10/05/2021**

County Clerk
Montgomery County, Texas