

MANAGEMENT CERTIFICATE  
OF  
TIMBERGROVE GREEN COMMUNITY ASSOCIATION, INC.

The undersigned, being an officer of Timbergrove Green Community Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Timbergrove Green.
2. The name of the Association: Timbergrove Green Community Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Harris County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Timbergrove Green, recorded as Document No. RP-2023-375768 in the Official Public Records of Harris County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Timbergrove Green Community Association, Inc., c/o Graham Management, 2825 Wilcreste Drive, Ste. 600, Houston, Texas 77042.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Timbergrove Green Community Association, Inc.,  
c/o Graham Management  
Mailing Address: 2825 Wilcreste Drive, Ste. 600, Houston, Texas 77042  
Attn.: Tracy Graham  
Telephone Number: 713-334-8000  
Email Address: [tracyg@grahammanagementhouston.com](mailto:tracyg@grahammanagementhouston.com)

7. Website to access the Association's dedicatory instruments:  
[www.grahammanagementhouston.com](http://www.grahammanagementhouston.com)
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment – The amount equal to 6 months of Regular Assessments  
Transfer Fee - \$350.00  
Resale Certificate Fee - \$375.00  
Resale Certificate Update - \$75.00  
Refinance Fee - \$325.00  
Rush Fee - \$150.00  
Payoff Request Fee - \$175.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

RP-2023-378448

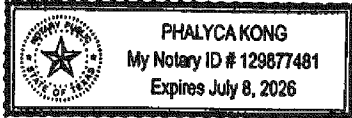
EXECUTED to be effective on the date this instrument is Recorded.

**TIMBERGROVE GREEN  
COMMUNITY ASSOCIATION, INC.,**  
a Texas nonprofit corporation

By: [Signature]  
Printed Name: Paul Wang  
Title: President

THE STATE OF TEXAS       §  
  §  
COUNTY OF Harris       §

This instrument was acknowledged before me this 21<sup>st</sup> day of September, 2023, by Paul Wang, President of Timbergrove Green Community Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.

(SEAL)  [Signature]  
Notary Public Signature

**AFTER RECORDING RETURN TO:**  
Robert D. Burton, Esq.  
Winstead PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

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**ATTACHMENT 1**

1. Declaration of Covenants, Conditions and Restrictions for Timbergrove Green, recorded as Document No. RP-2023-375768, Official Public Records of Harris County, Texas.
2. Timbergrove Green Community Manual, recorded as Document No. RP-2023-377541, Official Public Records of Harris County, Texas.
3. Timbergrove Green Adoption of Working Capital Assessment, recorded as Document No. RP-2023-377547, Official Public Records of Harris County, Texas.

ATTACHMENT 1

TIMBERGROVE GREEN COMMUNITY ASSOCIATION, INC.  
MANAGEMENT CERTIFICATE

RP-2023-378448  
# Pages 4  
10/03/2023 08:24 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$26.00

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.



  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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