

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
FOR TIMBER LANE COMMUNITY IMPROVEMENT ASSOCIATION
(In Compliance with Section 209.004 of Title 11 of the Texas Property Code)

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

TIMBER LANE COMMUNITY IMPROVEMENT ASSOCIATION (the "Association") is a Texas Non-Profit Corporation and a property owners' association. The Association's information required by *Section 209.004 of Title 11 of the Texas Property Code*, and certain other information the Association considers appropriate, is set forth herein. The undersigned, being the Association's President and a Director of the Association, submits this updated/amended Management Certificate on behalf of the Association. This instrument supersedes any prior Management Certificate(s) filed by the Association. The Association certifies as to the following:

1. The name of the Subdivision(s) is/are TIMBER LANE, Sections One (1) through Eleven (11), inclusive.
2. The name of the Association is TIMBER LANE COMMUNITY IMPROVEMENT ASSOCIATION.
3. The recording data (i.e., Map or Plat reference) for each Section of the Subdivision is as follows:

Map(s) or Plat(s) Records of Harris County, Texas:

- (i) Timber Lane, Section One (1): Volume 163, Page 55.
- (ii) Timber Lane, Section Two (2): Volume 184, Page 1.
- (iii) Timber Lane, Section Three (3) : Volume 194, Page 126.
- (iv) Timber Lane, Section Four (4): Volume 191, Page 75.
- (v) Timber Lane, Section Five (5): Volume 211, Page 103.
- (vi) Timber Lane, Section Six (6): Volume 229, Page 130.
- (vii) Timber Lane, Section Seven (7) : Volume 273, Page 87.
- (viii) Timber Lane, Section Eight (8): Volume 243, Page 51.
- (ix) Timber Lane, Section Nine (9): Volume 248, Page 85.
- (x) Timber Lane, Section Ten (10): Volume 253, Page 86.
- (xi) Timber Lane, Section Eleven (11): Volume 282, Page 49.

4. The recording data for the Declaration (which may be referred to as the "Declaration," the "Restrictions," the "Deed Restrictions," the "Covenants, Conditions and Restrictions," the "Restrictions and Covenants" or the "CC&Rs") for each Section of the Subdivision, including Amendments, Modifications and/or Supplements as applicable, is as follows:

Declarations (Deed Records of Harris County, Texas):

- (i) Timber Lane, Section One (1) : County Clerk's File No. C969668, as amended by instruments recorded under County Clerk's File Nos. D186487 (replaced by D201794), H713993 and P472828.
- (ii) Timber Lane, Section Two (2): County Clerk's File No. D462696, as amended by instruments recorded under County Clerk's File Nos. H797705 and P584102.

- (iii) Timber Lane, Section Three (3): County Clerk's File No. No. D641664, as amended by instruments recorded under County Clerk's File Nos. H713994 and P584101.
- (iv) Timber Lane, Section Four (4): County Clerk's File No. No. D593487, as amended by instruments recorded under County Clerk's File Nos. H713995 and P472825.
- (v) Timber Lane, Section Five (5): County Clerk's File No. E259334, as amended by instruments recorded under County Clerk's File Nos. H762900, P472827 and P628617.
- (vi) Timber Lane, Section Six (6): County Clerk's File No. E593701, as amended by instruments recorded under County Clerk's File Nos. H713996, P595659 and P628618.
- (vii) Timber Lane, Section Seven (7): County Clerk's File No. No. F983704.
- (viii) Timber Lane, Section Eight (8): County Clerk's File No. No. F028313.
- (ix) Timber Lane, Section Nine (9) : County Clerk's File No. F092838 and T618270 (adopting Restrictions for former Reserve A).
- (x) Timber Lane, Section Ten(10): County Clerk's File No. F241547, as amended by instrument recorded under County Clerk's File Nos. P472826.
- (xi) Timber Lane, Section Eleven (11): County Clerk's File No. F873727, as amended by instruments recorded under County Clerk's File No. F873730 and T618270 (adopting Restrictions for former Reserve B).
5. The name and mailing address of the Association is: TIMBER LANE COMMUNITY IMPROVEMENT ASSOCIATION, 2806 Trailing Vine, Spring TX 77373. (See also bookkeeper's address and contact information provided in paragraph 9(b) below).
6. The name, mailing address, telephone number, and e-mail address of the Association's designated representative is: Chad Luellen, President, Timber Lane Community Improvement Association, 2806 Trailing Vine, Spring TX 77373 (located inside Liberty Park). The Association's Telephone No. is (281) 353-4445 and its e-mail address is tcia2820@sbcglobal.net. (See also bookkeeper's address and contact information provided in paragraph 9(b) below).
7. The Association's website is www.timberlanecommunity.org, and true and correct copies of the Association's dedicatory instruments are accessible to Association Members on this website.
8. The Amount and Description of Fees Charged by the Association relating to a Property Transfer in the Subdivision: A complete list of the fees and charges the Association may assess to be collected prior to or at the closing of a sale or refinance of a property in the Subdivision(s) is as follows: a) regarding a sale, an administrative Transfer Fee in the amount of \$300.00 is charged, payable to Consolidated Management Services; b) regarding a refinance, an administrative refinance fee in the amount of \$150.00 is charged, payable to Consolidated Management Services; c) if a Resale Certificate is requested, the fee for a Resale Certificate is \$375.00, payable to Consolidated Management Services, and the fee for an updated Resale Certificate is \$75.00, payable to Consolidated Management Services; and d) if a Resale Certificate is requested on an expedited basis, a fee for expediting is charged in the amount of \$100.00, payable to Consolidated Management Services. The Association may require payment before beginning the process of providing a Resale Certificate but may not process such payment until the Certificate is available for delivery. A written request which does not specify the name and location to which the information is to be sent is not effective. (See also bookkeeper's address and contact information provided in paragraph 9(b) below).
9. (a) Other information the Association considers appropriate is as follows: (i) Meetings of the Association's Board of Directors, as well as meetings of the Association's membership, are generally held at the Association's Clubhouse located at 2806 Trailing Vine, Spring TX 77373 (located inside

Liberty Park); (ii) for Pool Card Registration Details, access the Association's website; (iii) the Association's swimming pool facility is located at 2820 Wood River, Spring, Texas 77373; and (iv) a true and correct copy of this recorded and file-stamped amended/updated Management Certificate will also be electronically filed with the Texas Real Estate Commission ("TREC") so that the TREC may make the data accessible to the general public through its Internet website.

(b) Regarding maintenance charge and assessments invoicing, collection of assessments, Notices of Lien, pay-off memos, resale certificates and the like, the name and address (and other pertinent data) of the Association's bookkeeper is Consolidated Management Services (sometimes referred to as "CMS"), 128 Vision Park Boulevard, Suite 110, Shenandoah, Texas 77384 (Attention: Ms. Allison Malandrucolo and Ms. Tanya Jackson), Telephone No. 281.296.9775, Telefax No. 281.296.9788, e-mail addresses cms.allison@gmail.com and cms.tanyaj@gmail.com. The website for Consolidated Management Services is www.cmsgroup.org.

SIGNED on this the 20 day of November, 2025.


**TIMBER LANE COMMUNITY IMPROVEMENT
ASSOCIATION**
(a Texas Non-Profit Corporation)

By: 
CHAD LUELLEN, President

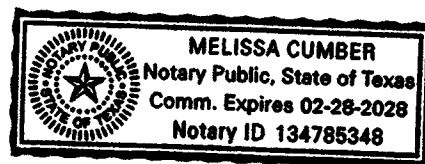
ACKNOWLEDGMENT

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this the 20 day of November, 2025, personally appeared CHAD LUELLEN, President of TIMBER LANE COMMUNITY IMPROVEMENT ASSOCIATION (the "Association," a Texas Non-Profit Corporation and a Texas property owners' association), a person known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed, on behalf of said Association.


NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After recording, return to:
Timber Lane Community Improvement Association
2806 Trailing Vine
Spring TX 77373



Timber Lane Community Improvement Association - Management Certificate

RP-2025-465526

RP-2025-465526
Pages 4
11/24/2025 03:06 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

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-2025-465526