

196857  
**Timber Bay Owners Association**

Trinity County, Texas

VOL. 1109 PAGE 548

**Management Certificate**

May 2023

- 
- I. Name of the Subdivision: **Timber Bay**
- II. Name of the Association: **Timber Bay Owners Association**
- III. Recording Data for the Subdivision: Certified **Plat** duly recorded and filed in Cabinet A, Page 265 of the Plat Records of Trinity County, Texas, on June 13, 1983.
- IV. Recording Data for the Declaration: Certified copies of
- 1) **Articles of Incorporation** duly recorded and filed in the Office of the Secretary of State of Texas, Clerk C, Corporations Section on January 10, 1984, with Filing No. 68660901;
  - 2) **Bylaws** recorded in Vol. 640, Page 36, Deed Records of Trinity County, Texas, as amended by:
    - a. *Certification of Amendment to Bylaws for Timber Bay Owners Association* dated November 8, 2011, and recorded in Vol. 883, Page 586, and
    - b. *Certification of Amendments to Bylaws for Timber Bay Owners Association* dated May 30, 2012, and recorded in Vol. 893, Page 612;
  - 3) **Amended Subdivision Restrictions** dated March 16, 1984, and recorded in Vol. 318, Page 667, Deed Records of Trinity County, Texas, as amended by:
    - a. *Supplemental Restrictive Covenants* dated June 9, 1988, recorded in Vol. 423, Page 814, and
    - b. *Supplemental Restrictive Covenants* dated June 20, 1994, recorded in Vol. 552, Page 390, and
    - c. *Certification of Increase in Maintenance Fees for Timber Bay Subdivision* dated May 3, 1995, recorded in Vol. 566, Page 158,
    - d. *Certification of Increase in Maintenance Fees for Timber Bay Subdivision* dated May 31, 2007, recorded in Vol. 795, Page 628, and

- e. *Certification of Increase in Maintenance Fees for Timber Bay Subdivision* dated May 30, 2012, recorded in Vol. 893, Page 610;
- f. *Certification of Increase in Maintenance Fees for Timber Bay Subdivision* dated May 7, 2016, recorded in Vol. 968, Page 710;
- g. *Certification of Increase in Maintenance Fees for Timber Bay Subdivision* dated October 26, 2017, recorded in Vol. 993, Page 864;
- h. *Certification of Increase in Maintenance Fees for Timber Bay Subdivision* dated May 5, 2018, recorded in Vol. 1002, Page 437;
- i. *Certification of Increase in Maintenance Fees for Timber Bay Subdivision* dated May 4, 2019, recorded in Vol. 1020, Page 762;
- j. *Certification of Increase in Maintenance Fees for Timber Bay Subdivision* dated May 2, 2020, recorded in Vol. 1060, Page 339;
- k. *Certification of Increase in Maintenance Fees for Timber Bay Subdivision* dated May 1, 2021, recorded in Vol. 1081, Page 561;
- l. *Certification of Increase in Maintenance Fees for Timber Bay Subdivision* dated May 6, 2022, recorded in Vol. 1096, Page 495;

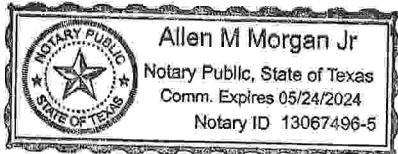
VOL. 1109 PAGE 549

- 4) **Rules and Regulations** dated January 2000, and duly recorded in Vol. 640, Page 36, Deed Records of Trinity County, Texas;  
**Rules and Regulations** updated April 16, 2023, and duly recorded in Vol. 1107, Page 172 and 173, Deed Records of Trinity County, Texas
- 5) **Payment Plan Policy** dated August 11, 2012, duly recorded in Vol. 897, Page 439, Deed Records of Trinity County, Texas.
- 6) **Late Fees** dated October 24, 2015, duly recorded in Vol. 963, Page 47 Deed Records of Trinity County, Texas
- 7) **Processing Fee** dated September 10, 2022, and duly recorded in Vol. 1107, Page 171, Deed Records of Trinity, Texas.

V. Name and Mailing Address: **Timber Bay Owners Association**  
**105 Schooner Drive**  
**Trinity, Texas 75862**

VI. Name of Contact: **Russell Green-President of Association**  
**168 Catamaran Dr**  
**Trinity, Texas 75862**  
**Phone: 936-594-6210**  
**Email:**

VII. Location of Subdivision: **On FM 356, 6.5 miles from downtown Trinity, Texas**



**Timber Bay Owners Association**

By: Russell Green

**Russell Green-President**

SUBSCRIBED AND SWORN TO BEFORE ME on  
this May 14, 2023,

President of Timber Bay Owners Association.

Allen M Morgan Jr

Notary Public, State of Texas

My Commission Expires 05/24/2024