

**MANAGEMENT CERTIFICATE  
FOR  
TIMBERLAKE ESTATES PROPERTY OWNERS ASSOCIATION**

THE STATE OF TEXAS

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COUNTY OF HARRIS

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The undersigned, being the Authorized Managing Agent for Timberlake Estates Property Owners Association, a non-profit corporation (the "Association") 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 the Subdivision: Timberlake Estates
2. Name of the Association: Timberlake Estates Property Owners Association

3. Recording Data for the Subdivision:

Timberlake Estates, Section 1, a subdivision in Harris County, Texas according to the plat thereof filed for record October 23, 1956 under County Clerk's File No. 1670700 in Harris County, Texas.

4. Recording Data for the Declaration:

Restrictive Covenants covering Timberlake Estates, Section 1 recorded November 27, 1956, at Harris County Clerk's File Number 1685532, and in Volume 3255 Page 445 through 454 of the Harris County Deed Records.

Amendment to Restrictive Covenants covering Timberlake Estates, Section 1, recorded July 7, 1969, at Harris County Clerk's File Number C943497, and in Volume 7674, Pages 256 through 260 of the Harris County Deed Records.

Amendment to Declaration of Restrictions for Timberlake Estates, Section 1, recorded September 28, 2004, at Harris County Clerk's File Number X948094, and re-recorded on April 24, 2006 under Z246513.

Restatement of Amendments to the Declaration of Restrictions for Timberlake Estates, Section 1, recorded August 21, 1997, at Harris County Clerk's File No. S600918.

Amendments to the Declaration of Restrictions for Timberlake Estates, Section 1, recorded February 17, 1986, at Harris County Clerk's File No. K415582.

5. Name and Mailing Address of the Association:

Timberlake Estates Property Owners Association  
P.O. Box 452  
Cypress, Texas 77410

6. Physical Address of the Association:

Timberlake Estates Property Owners Association  
12622 Pine Forest  
Cypress, Texas 77429

7. Name, Mailing Address, telephone number, and e-mail address of the Person Managing the Association or the Association's Designated Representative:

Doug Keith - President  
Telephone: 281-384-4263  
Email: [chairman@tepoacypress.com](mailto:chairman@tepoacypress.com)

Name, telephone number and e-mail address of the Treasurer for Statement of Accounts:

Sherry Patterson -Treasurer  
Telephone: 281-793-9828  
Email: [treasurer@tepoacypress.com](mailto:treasurer@tepoacypress.com)

7. The Website Address of the Website on which the Association's Dedicatory Instruments are available in accordance with Section 207.006 of the Texas Property Code:

[www.tepoacypress.com](http://www.tepoacypress.com)

8. The Amount and Description of Fees Charged by the Association Relating to a Property Transfer in the Subdivision:

Transfer Fee \$200.00

Executed on this 30 day of November, 2022.

Timberlake Estates Property Owners Association

By: 

Doug Keith - President

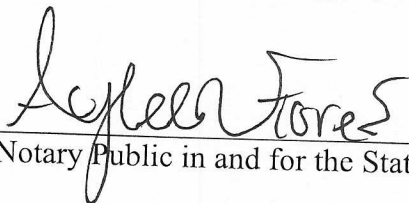
THE STATE OF TEXAS

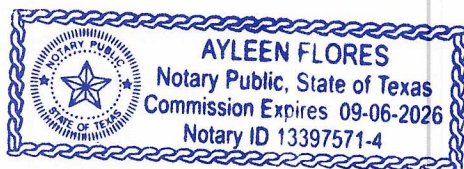
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COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Doug Keith - President, Manager for , as the Authorized Managing Agent of Timberlake Estates Property Owners Association, a Texas non-profit corporation, 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 purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30 day of November, 2022.

  
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Notary Public in and for the State of Texas





# Timberlake

## Timberlake Estates Property Owners Association

TEPOA – P.O. Box 452 – Cypress, TX 77410-0452

### Mandatory Membership Required

All new homeowners must sign this form for email communications, dues statements and electronic payments of yearly dues

Below are some of our main concerns for new property owners to be aware of, a copy of our complete deed restrictions can be found on our website at : <https://www.tepoacypress.com/>

Timberlake Estates is a volunteer board run POA, no management company. All board members can be reached via email through the website. We are a single-family deed restricted community. Only one family per lot, no group homes, half-way houses or subleasing is permitted – even with properties that have a MIL suite or separate living quarters. We are strictly residential no commercial properties exist in our neighborhood therefore no businesses are allowed. No AirBNB's allowed. Any property owner who will be leasing the property out must provide the board with the name / address / phone number / email of all tenants who will reside at the property – along with the lease start and end dates. Any home or lot improvements must be approved by the board, county permits do not negate this requirement. All lots must be properly maintained to keep our neighborhood beautiful. No parking cars on the streets.

**Please review the complete deed restrictions before your property purchase**

**Buyer must sign and provide contact information**

Potential Property Owner	Email	Phone	Date
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Title Company Representative / Realtor
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