



After recording mail to:
Paramount Realty & Management
P.O. Box 23111
Waco, Texas 76702

**AMENDED MANAGEMENT CERTIFICATE FOR
WACO TIMBERWOOD HOMEOWNERS ASSOCIATION, INC.**

The Waco Timberwood Homeowners Association, Inc., a Texas nonprofit corporation and the condominium owners association as set forth under Texas Property Code § 82.001 *et seq*, having previously recorded a management certificate as Document Number 2023037477 in the Official Public Records of McLennan County, hereby files this management certificate pursuant to Section 82.116 of the Texas Property Code:

- (1) The name of the condominium is: Timberwood Townhomes
- (2) The name of the association is: Waco Timberwood Homeowners Association, Inc.
- (3) The location of the condominium is: 1701 S. 12th Street, Waco, Texas 76706
- (4) The recording data for the declaration is: Instrument No. 2003018181 in the Official Public Records of McLennan County, Texas Waco, Texas 76702.
- (5) The address of the association is: P.O. Box 23111 Waco, Texas 76702
- (6) The name and mailing address of the person managing the association is: Paramount Realty & Management, P.O. Box 23111, Waco, Texas 76702.
- (7) The additional information which the association considers appropriate includes the following:

Additional information can be found at the management company's website:

www.paramountrealtytx.com

The e-mail address for the management company is:

wacoassociationmanagement@gmail.com

After recording mail to:
Paramount Realty & Management
P.O. Box 23111
Waco, Texas 76702

(8) Description of fees charged by the association related to property transfer in the subdivision:

Transfer fee: \$100

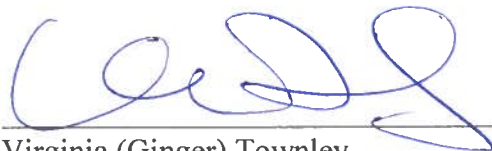
Information on Subdivision with Resale Certificate: \$250

Administrative data fee \$100

Refinance Statement of Account \$75.00

Signed on

March 5, 2025



Virginia (Ginger) Townley
Principal Broker/Owner
Paramount Realty & Management

SWORN TO AND SUBSCRIBED before me on the date identified therein by Virginia (Ginger) Townley on behalf of the homeowner's association described herein.



Alissa Graves
Notary Public

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



J. A. "Andy" Harwell, County Clerk

03/06/2025 03:26 PM

Fee: \$19.00

2025006669

AMENDMENT

McLennan County, TX