

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Jul 24, 2025 01:06 PM Fee: \$29.00

**2025081552**

\*Electronically Recorded\*

THE STATE OF TEXAS  
COUNTY OF TRAVIS

**Timber Ridge Owner's Association, Inc.**  
Management Certificate

This Property Owners' Association Management Certificate is being recorded by Timber Ridge Owner's Association, Inc. (the Association) in compliance with the terms of the Texas Property Code Section 209.004 and supersedes any prior management certificate filed by the Association. The Association submits the following information:

**Name of the Subdivision:** Timber Ridge

**Name of the Association:** Timber Ridge Owner's Association, Inc.

**Subdivision Location:** Travis County, Austin, Texas, 78741

**Recording Data for the Subdivision:**

Recorded in Volume 71, Page 78 of the Plat Records of Travis County, Texas.

**Recording Data for the Declaration is:**

Recorded in Volume 5139, Page 159 in the Deed Records of Travis County, Texas.

**Other Information the Association Considers Appropriate:**

- Notice of Dedicatory Instruments recorded in Volume 71, Page 78; Volume 75, Page 329; Volume 10983, Page 997; Volume 11435, Page 854; Document No. 2002165125, 20006046441, 2000070631, 2006166350, 2008183238, 2012028819, and 2018135945 of the Official Public Records of Travis County, Texas.
- Amendments to the Declaration of Covenants, Conditions, and Restrictions are recorded in Volume 12253, Page 819, Document No. 2008038635 and 2008183237 of the Official Public Records of Travis County, Texas.

**Mailing Address of the Association, or Name, Mailing Address of Person or Entity Managing the Association:**

Timber Ridge Owner's Association, Inc.  
c/o RowCal Management – Attn: Community Manager  
PO Box 421150  
Minneapolis, MN 55442  
[CareTeam@RowCal.com](mailto:CareTeam@RowCal.com)  
512-580-4212

**Website Address of the Association:**

<https://www.rowcal.com>

**Property Transfer Fee(s) Charged by the Association:**

Resale Certificate: \$375

Upgraded Resale Certificate: \$450  
 Advanced Dues: Current monthly assessment rate 2x  
 Resale Certificate UPDATE (1-180 days): \$75  
 Transfer Fee Charged by Management Company: \$275  
 HomeWise Convenience Fee: \$9.95  
 HomeWise Process Fees: \$20-50  
 Resale Certificate RUSH: \$75-125

### **Other Information**

Prospective purchases are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

### **ACKNOWLEDGEMENT**

State of Texas  
 County of Travis

Signed this the 16<sup>th</sup> day of July, 2025.

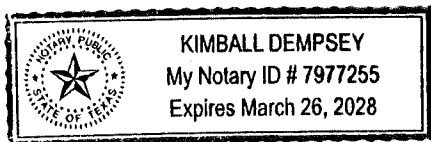
Timber Ridge Owner's Association, Inc.  
 (A TEXAS NON-PROFIT CORPORATION)

RowCal Management, LLC  
 Name of Association or Person Managing Association

By: Sawyer Stubbs

Sawyer Stubbs - Managing Agent  
 Printed Name and Title of the Above Person

**BEFORE ME**, the undersigned notary public, on this the 16<sup>th</sup> day of July, 2025  
 acknowledged that this instrument was signed for the purposes and intent herein expressed.



[Signature]  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Printed Name of Notary Kimball Dempsey

My Commission Expires 3/26/28

**After recording, return to the managing agent, RowCal Management:**

Timber Ridge Owner's Association, Inc.  
 c/o RowCal Management – Attn: Community Manager  
 PO Box 421150  
 Minneapolis, MN 55442