



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Oct 11, 2021 08:54 AM Fee: \$34.00

2021226028

\*Electronically Recorded\*

STATE OF TEXAS

COUNTY OF TRAVIS

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
for  
TIMBER RIDGE OWNER'S ASSOCIATION, INC.

The undersigned Association gives notice in accordance with Texas Property Code §209.004.

1. Legal name of owners association: Timber Ridge Owner's Association, Inc.
2. Name of project or subdivision: Timber Ridge
3. Recording data for subdivision (Plat recording information for land subject to the deed restrictions): See Exhibit A.
4. Recording data for the declaration and any/all amendments: See Exhibit A.
5. Contact information for association's managing agent:

Name: PS Property Management  
Mailing address: P.O. Box 7079, Round Rock, Texas 78683  
Phone number: 512-251-6122  
Email address: info@psprop.net

6. Association website: www.psprop.net
7. Amount and description of all fees or charges by the association relating to a property transfer:

\$375 Resale certificate  
\$75 Update to resale certificate  
\$170 New account setup fee

**Please plan ahead when ordering a resale certificate or update**, by law the association has **10 business days** to provide the information once the request is received. The resale certificate is a detailed document containing significant amounts of information including lot-specific information, and takes time to compile. The association has no duty to offer "rush" service. Should the association elected offer "rush" or other expedited resale certificate processing, a fee for performing the service in an accelerated timeframe may be charged. If the service is provided the fee will be  
\$125 for 1-day rush; \$75 for 3-day rush; \$50 for 5-day rush.

*Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the property and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the community and to contact its governing association. This certificate does not purport to identify every publicly recorded document affecting the property, or to report every piece of information pertinent to the property. No person should rely on this certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision. The registered agent for the association is on file with the Texas Secretary of State.*

This certificate is filed of record in the county where the above-described project is located. It will be valid until a management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

TIMBER RIDGE OWNER'S ASSOCIATION, INC.

By Jon Netter  
Printed name Jon Netter  
Title: Officer OR (Managing agent) (circle one)  
Date 9/15/21

STATE OF TEXAS

COUNTY OF Travis

This instrument was acknowledged before me on September 15<sup>th</sup>  
20 21 by Jon Netter in the above stated capacity.

Notary signature Annette Repka  
Notary Public for the State of Texas  
Printed name of notary Annette Repka  
My commission expires 2-27-2024

After recording, please return to:

Niemann & Heyer LLP  
1122 Colorado, Suite 313  
Austin, TX 78701

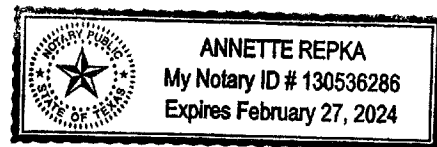


Exhibit A

**TIMBER RIDGE**

1. The following Declaration of Covenants, Conditions, and Restrictions recorded in, **Vol./Pg. 9082/79**, Official Public Records **Travis** County, Texas.
2. Notice of Dedicatory Instruments recorded in, **Vol./Pg. 71/78, 75/329, 10983/997, 11435/854, Inst. 2002165125, 2006046441, 2000070631, 2006166350, 2008183238, 2012028819, 2018135945**, Official Public Records **Travis** County, Texas.
3. The following amendment(s), if any, to the Declaration of Covenants, Conditions, and Restrictions recorded in, **Vol./Pg. 5139/159, 12253/819, Inst. 2008038635, 2008183237**, Official Public Records **Travis** County, Texas.

/Volumes/File Server/CLIENTS/TimberRidge/LegislativeRules 2021/ManagementCertNameTimberRidgeOwner'sAssociation,Inc.2021 (with  
Ex.A).doc