

STATE OF TEXAS           §  
                                     §  
COUNTY OF ELLIS       §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
TLR PROPERTY OWNERS ASSOCIATION**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of TLR Property Owners Association, a Texas non-profit corporation (the "*Association*").

**W I T N E S S E T H :**

**WHEREAS**, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

**NOW, THEREFORE**, the undersigned hereby certifies as follows on behalf of the Association:

1. Name and Recording data for Subdivision. The name of the subdivisions is subject of the Declaration (hereinafter identified) and the recording data for such subdivision is follows: LAKE RIDGE AT JOE POOL LAKE, SECTION 17 - PHASE II, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001157, Page 29 of the Map or Plat Records of Dallas County, Texas.
2. Name and Mailing Address of the Association. The name of the Association is The Timbers of Lake Ridge Property Owners Association, Inc., and its mailing address is c/o GrandManors, P.O. Box 803555, Dallas, Texas, 75380 or 100 Lake Ridge Parkway, Cedar Hill, TX, 75104.
3. Recording Data for the Declarations. The recording data for the Declaration is as follows: Declaration of Covenants, Conditions and Restrictions for TLR of Lake Ridge at Joe Pool Lake, Section 17, Phase I, recorded in Volume 1792, Page 1681 in the Official Public Records of Ellis County, Texas, as amended by instruments recorded in Volume 1880, Page 207 and Volume 2593, Page 1690.
4. Name and Contact Information for the Association or the Managing Agent of the Association. TLR Property Owners Association's designated representative is GrandManors, P.O. Box 803555, Dallas, Texas 75380. TLR Property Owners Association's phone number is (855) 947-2636. For Resale Certificates the email address is Service@Ciramail.com, and the association website is [www.ciranet.com/ClosingPortal](http://www.ciranet.com/ClosingPortal)
5. Website. The Association's website may be found at [www.grandmanors.com](http://www.grandmanors.com).

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INST NO. 2226891 FILING DATE/TIME: July 1, 2022 at 8:54 AM

6. Fees Due Upon Property Transfer. Fees charged relating to a property transfer are:

<b>Statement of Acct</b>	<b>\$ 250.00</b>
<b>Conveyance Processing Fee</b>	<b>\$ 325.00</b>
<b>Refinance Fee</b>	<b>\$ 250.00</b>
<b>Resale Certificate Fee</b>	<b>\$ 375.00</b>
<b>Closing Document Rush Fee</b>	<b>\$ 200.00</b>
<b>Conveyance Fee Surcharge for Delinquent Acct</b>	<b>\$ 150.00</b>
<b>Transfer Fee</b>	<b>\$ 325.00</b>
<b>Update Request Fee</b>	<b>\$ 75.00</b>

**The Association is different than the Property Owners Association of Lake Ridge; therefore, a separate resale certificate will need to be ordered for this Association.**

7. Resale Certificates: The phone number is (855) 947-2636. For Resale Certificates the email address is [Service@Ciramail.com](mailto:Service@Ciramail.com), and the association website is [www.ciranet.com/ClosingPortal](http://www.ciranet.com/ClosingPortal).

**IN WITNESS WHEREOF**, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

**ASSOCIATION:**  
**TLR PROPERTY OWNERS ASSOCIATION,**  
**a Texas non-profit corporation**

By: Grand Manors  
Its: Managing Agent

By:   
Community Manager

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on the 30th day of June 2022,  
by Mauricio Muela, Community Manager with GrandManors, the Managing  
Agent of TLR Property Owners Association, a Texas non-profit corporation.



K. Wynn  
Notary Public, State of Texas

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STATE OF TEXAS       COUNTY OF ELLIS  
I hereby certify this instrument was filed on the date  
and time stamped hereon and was duly recorded in  
the records of Ellis County, Texas as stamped hereon.  
COUNTY CLERK, ELLIS COUNTY, TEXAS



Hubert Valdez