

**AMENDED MANAGEMENT CERTIFICATE
OF
TIMBERWOOD PARK OWNERS ASSOCIATION**

This document supersedes all previous Management Certificates. The undersigned, being an officer of Timberwood Park Owners Association, and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the Subdivision: Timberwood Park
2. The name of the Association: Timberwood Park Owners Association, a Texas nonprofit corporation.
3. The recording data for the Subdivision:

 Specific Waiver of Dedication Deed for Timberwood Park Unit 4 recorded under Document No. 97-0179728, Official Public Records of Bexar County, Texas.

 Special Warranty Deed for Timberwood Park recorded under Document No. 20100226015, Official Public Records of Bexar County, Texas.
4. The recording data for the Declaration:

 Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 2 recorded under Document No. 819842, Official Public Records of Bexar County, Texas.

 Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 3 recorded under Document No. 75213, Official Public Records of Bexar County, Texas.

 Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 4 recorded under Document No. 276052, Official Public Records of Bexar County, Texas.

 Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 5 recorded under Document No. 321733, Official Public Records of Bexar County, Texas.

 Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 6 recorded under Document No. 394415, Official Public Records of Bexar County, Texas.

 Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 7 recorded under Document No. 406938, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 8 recorded under Document No. 432212, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 9 recorded under Document No. 484507, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 10 recorded under Document No. 899112, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 11 recorded under Document No. 1240746, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 12 recorded under Document No. 1528448, Official Public Records of Bexar County, Texas.

Amended Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 12 recorded under Document No. 1784120, Official Public Records of Bexar County, Texas.

Amended Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 12 recorded under Document No. 1570912, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 13 recorded under Document No. 97-0067657, Official Public Records of Bexar County, Texas.

Amended Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 13 recorded under Document No. 97-0160481, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 14 recorded under Document No. 99-0077729, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 15 recorded under Document No. 540995, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 17 recorded under Document No. 657500, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 18 recorded under Document No. 755019, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 19 recorded under Document No. 822131, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 20 recorded under Document No. 899113, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 21 recorded under Document No. 94-0190951, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 22 recorded under Document No. 2000-0188701, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 23 recorded under Document No. 97-0067656, Official Public Records of Bexar County, Texas.

Amended Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 23 recorded under Document No. 97-0160480, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 24 recorded under Document No. 20070019129, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 25 recorded under Document No. 20040022938, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 26 recorded under Document No. 96-0077159, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 27 recorded under Document No. 96-0077160, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 28 recorded under Document No. 96-0077157, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 29 recorded under Document No. 95-0059151, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 30 recorded under Document No. 95-0059150, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 31 recorded under Document No. 96-0077158, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 32 recorded under Document No. 96-0154373, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 33 recorded under Document No. 96-0154375, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 34 recorded under Document No. 96-0118263, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 35 recorded under Document No. 95-0059148, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 36 recorded under Document No. 95-0059149, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 37 recorded under Document No. 20050089334, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 38 recorded under Document No. 20050089335, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 39 recorded under Document No. 20050089336, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 40 recorded under Document No. 96-0118264, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 41 recorded under Document No. 1527155, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 42 recorded under Document No. 1072069, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 43 recorded under Document No. 1169915, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 44 recorded under Document No. 1527156, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 45 recorded under Document No. 20110215981, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 46 recorded under Document No. 20110215980, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Units 47, 48, 49 recorded under Document No. 2011022629, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 53 recorded under Document No. 20040022939, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 54 recorded under Document No. 1767582, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 55 recorded under Document No. 93-2580384, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 56 recorded under Document No. 20040022940, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 57 recorded under Document No. 1767581, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 58 recorded under Document No. 20040022941, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 59 recorded under Document No. 1767583, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 60 recorded under Document No. 1767584, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 61 recorded under Document No. 2471005, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 62 recorded under Document No. 1169915, Official Public Records of Bexar County, Texas.

Vacating Declaration for Timberwood Park Unit 62 recorded under Document No. 2068644, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 63 recorded under Document No. 1169915, Official Public Records of Bexar County, Texas.

Vacating Declaration for Timberwood Park Unit 63 recorded under Document No. 2068643, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 64 recorded under Document No. 1527156, Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions and Ease for Timberwood Park Unit 65 recorded under Document No. 20190204544, Official Public Records of Bexar County, Texas.

Bylaws for Timberwood Park recorded under Document No. 20100199139, Official Public Records of Bexar County, Texas.

New Project Architectural Guidelines for Timberwood Park recorded under Document No. 20110127896, Official Public Records of Bexar County, Texas

Specific Waiver of Minimum Setback for Timberwood Park Unit 1 recorded under Document No. 95-0194026, Official Public Records of Bexar County, Texas.

Specific Waiver of Minimum Setback for Timberwood Park Unit 2 recorded under Document No. 20050143555, Official Public Records of Bexar County, Texas.

Specific Waiver of Minimum Setback for Timberwood Park Unit 2 recorded under Document No. 20200257258, Official Public Records of Bexar County, Texas.

Specific Waiver of Minimum Setback for Timberwood Park Unit 9 recorded under Document No. 96-0104098, Official Public Records of Bexar County, Texas.

Specific Waiver of Minimum Setback for Timberwood Park Unit 15 recorded under Document No. 99-0118686, Official Public Records of Bexar County, Texas.

Specific Waiver of Minimum Setback for Timberwood Park Unit 16 recorded under Document No. 20070120252, Official Public Records of Bexar County, Texas.

Memorandum of Appointment for Timberwood Park recorded under Document No. 20150152838, Official Public Records of Bexar County, Texas.

Partial Assignment of Developer Rights for Timberwood Park recorded under Document No. 20110002375, Official Public Records of Bexar County, Texas.

Billing Policy and Payment Plan Guidelines for Timberwood Park recorded under Document No. 20190244330, Official Public Records of Bexar County, Texas.

5. The name and mailing address of the Association: Timberwood Park Owners Association, c/o Lifetime HOA Management, 18585 Sigma Rd., Ste. 104 San Antonio, TX 78258
6. The name, mailing address, telephone number and email address of the Association's Designated Representative:

Lifetime HOA Management, LLC, 18585 Sigma Rd., Ste. 104, San Antonio, TX 78258, Phone: (210) 504-8484; Email: Contact@LifetimeHOAManagement.com.

7. Website where Dedicatory Instruments of the Association are located:

Website: <https://lifetimehoamanagement.com>

Homeowner must register onto the Homeowner Portal to Access.

8. Fees charged by the Association for a property transfer within the Subdivision:

Per lot is due to Lifetime HOA Management at the closing of the sale of each lot Owner to Owner Sale:

- Administrative Transfer Fee: \$200
- Resale Certificate Package:
 - 5 business day turn around: \$375
 - 3 business day turn around: \$375 plus Rush Fee of \$100
 - 1 business day turn around: \$375 plus Rush Fee of \$125
 - **Update for Resale is Free up to 60 days.**
 - Update to Resale After 60 Days will be \$100 fee
- Statement of Account Only:
 - 5 business day turn around: \$175
 - 3 business day turn around: \$225
 - 1 business day turn around: \$250
 - **Update for Statement of Account is Free up to 30 days.**
 - Update to Statement of Account after 30 Days will be \$80 fee

Prospective purchasers are advised to independently examine the Declaration, Bylaws, Design Guidelines and all other dedicatory instruments of the Subdivision and Association prior to purchase.

[Signature Page to follow]

EXECUTED to be effective on the date this instrument is Recorded.

Timberwood Park Owners Association,
a Texas non-profit corporation

By: M. Lewis
Name: Mikaela Lewis
Title: Managing Agent

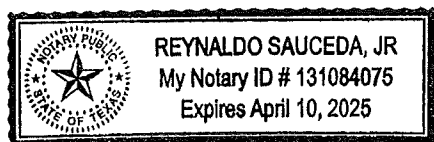
THE STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me on 18 day of March 2022, by Mikaela Lewis, the Managing Agent of Timberwood Park Owners Association., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]

[Signature]
Notary Public Signature



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20220070539
Recorded Date: March 21, 2022
Recorded Time: 2:27 PM
Total Pages: 10
Total Fees: \$58.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 3/21/2022 2:27 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk