

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 8734

ERecordings-RP

NOTICE

Recorded On: January 29, 2024 12:27 PM

Number of Pages: 4

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" Examined and Charged as Follows: "

Total Recording: \$37.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 8734  
Receipt Number: 20240129000349  
Recorded Date/Time: January 29, 2024 12:27 PM  
User: Lisa H  
Station: Station 41

**Record and Return To:**

Corporation Service Company



STATE OF TEXAS  
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

**TIMBERBROOK HOMEOWNERS' ASSOCIATION, INC.**  
**MANAGEMENT CERTIFICATE - DENTON COUNTY**

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **TIMBERBROOK HOMEOWNERS' ASSOCIATION, INC.**, certifies as to the following:

1. The name of the subdivision is:

**TIMBERBROOK**

2. The name of the association is:

**TIMBERBROOK HOMEOWNERS' ASSOCIATION, INC.**

3. The recording data for the subdivision is:

**Declaration of Covenants, Conditions, and Restrictions                      Doc. 2018-56114**

4. The recording data for the declaration (including covenants, bylaws, and rules and regulations) is:

**Covenant Enforcement and Fining Policy    Doc. 2021-73410**

**Notice of Filing of Dedicatory Instruments    Doc. 2018-64221**

- **Certificate of Formation**
- **Bylaws**
- **Records Production and Copying Policy**
- **Document Retention Policy**
- **Payment Plan Guidelines and Application of Payments**

5. The recording data for each amendment to the declaration (including covenants, bylaws, and rules and regulations) is:

**First Amendment to Declaration of Covenants, Conditions, and Restrictions (Annexation Phase 2)    Doc. 2020-66563**

**First Amendment (Sic) to Declaration of Covenants, Conditions, and Restrictions (Annexation Phase 3A)    Doc. 2021-122732**

**Third Amendment to Declaration of Covenants, Conditions, and Restrictions    Doc. 2021-159920**

**Fourth Amendment to Declaration of Covenants, Conditions, and Restrictions    Doc. 2022-115436**

**Fifth Amendment to Declaration of Covenants, Conditions, and Restrictions    Doc. 2022-124608**

6. The mailing address for the association is as follows:

**TIMBERBROOK HOMEOWNERS' ASSOCIATION, INC.**  
c/o Vision Communities Management Incorporated  
5757 Alpha Road, Ste. 680  
Dallas, Texas 75240

7. The name, address, telephone number, and email address of the person managing the association or the association's designated representative are as follows:

**Vision Communities Management Incorporated**  
**5757 Alpha Road, Ste. 680**  
**Dallas, Texas 75240**  
**Phone: (972) 612-2302**  
**Email: info@vcmtexas.com**

8. The website address on which the association's dedicatory instruments are available:

[www.vcmtexas.com](http://www.vcmtexas.com) follow the "Find My Community" link

9. The following fees are charged by the association relating to a transfer of property within the association:

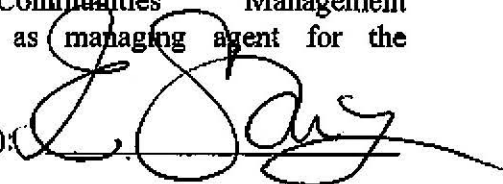
Resale Certificate:	\$350.00
Statement of Account:	\$50.00
Refinance Certificate:	\$50.00
Transfer Fee to management company:	\$200.00
Initial Contribution:	\$350.00

This TIMBERBROOK HOMEOWNERS' ASSOCIATION, INC. MANAGEMENT CERTIFICATE - DENTON COUNTY amends and replaces all previously filed management certificates, including those filed as document numbers: 2018-63462; 2018-85947; 2019-17083; and 2023-14091.

EXECUTED as of 1/29, 2024.

Vision Communities Management  
Incorporated as managing agent for the  
association

By (signature):



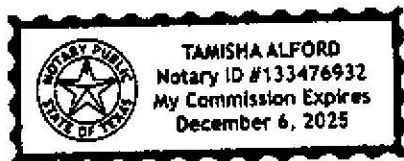
Name (printed): Estella Sanchez

Title: Transition and Development Coordinator

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 29 day of January, 2024, by Estella Sanchez (name), the Trans. Dev. Coordinator (title) authorized agent for Vision Communities Management Incorporated.



  
Notary Public – The State of Texas

**After Recording, Please Return To:**  
**Vision Communities Management Incorporated**  
**5757 Alpha Road, Suite 680**  
**Dallas, TX 75240**