COMPLETE RESTATEMENT OF DECLARATIONS, RESTRICTIONS AND COVENANTS APPLICABLE TO TIMBER LAKES SECTION ONE, TIMBER LAKES SECTION 2, TIMBER LAKE SECTION 3, TIMBER LAKES SECTION 3B, TIMBER RIDGE SECTION 1, TIMBER RIDGE SECTION 2, TIMBER RIDGE SECTION 3, SPRING ACRES SECTION 1 AND SPRING ACRES SECTION 2.

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

WHEREAS, CWB Corp, a Texas corporation ("CWB") originally owned and developed the following:

(a) All that certain real property comprising “Timber Lakes – Section Three” according to the map or plat thereof recorded Volume 7, Page 399 of the Plat Records of Montgomery County, Texas (“Timber Lakes – Section Three Property”). Such Timber Lakes – Section Three Property is currently governed by those certain declarations, reservations, protective covenants, limitations, conditions and restrictions regarding the use and/or improvements on the lots located in said Timber Lakes – Section Three, dated May 12, 1967 filed for record in Volume 638, Page 301 of the Montgomery County Real Property Records (“Timber Lakes – Section Three Restrictions”)

(b) All that certain real property comprising “Spring Acres – Section One” according to an unrecorded plat ("Spring Acres – Section One Property") referenced and more particularly described in Spring Acres – Section One Restrictions, dated April 14, 1970 filed for record in Volume 707, Page 22 (the “Spring Acres – Section Restrictions”). Such Spring Acres – Section One Property is currently governed by the Spring Acres – Section One Restrictions.

(c) All that certain real property comprising “Spring Acres – Section Two” according to an unrecorded plat ("Spring Acres – Section Two Property") referenced and more particularly described in Spring Acres – Section Two Restrictions, dated April 14, 1970 filed for record in Volume 707, Page 29 (the “Spring Acres – Section Restrictions”). Such Spring Acres – Section Two Property is currently governed by the Spring Acres – Section Two Restrictions.

(d) All that certain real property comprising “Timber Lakes – Section No. 3-B” according to the map or plat thereof recorded Volume 8, Page 25 of the Plat Records of Montgomery County, Texas (“Timber Lakes – Section No. 3-B Property”). Such Timber Lakes – Section No. 3-B Property is currently governed by those certain declarations, reservations, protective covenants, limitations, conditions and restrictions regarding the use and/or improvements on the lots located in said Timber Lakes – Section No. 3-B, dated May 12, 1967 filed for record in Volume 658, Page 907 of the Montgomery County Real Property Records, first amended on June 30, 1969 via document filed for record in Volume 688, Page 897 of the Montgomery County Real Property Records, and second amended November 5, 1969 via document filed for record in Volume 697, Page 302 of the Montgomery County Real Property Records (“Timber Lakes – Section No. 3-B Restrictions”).

(e) All that certain real property comprising “Timber Ridge – Section One” according to the map or plat thereof recorded Volume 8, Page 39 of the Plat Records of Montgomery County, Texas (“Timber Ridge – Section One Property”). Such Timber Ridge – Section One Property is currently governed by those certain declarations, reservations, protective covenants, limitations, conditions and restrictions regarding the use and/or improvements on the lots

WHEREAS, Kendell Corporation, a Texas corporation (“Kendell”) originally owned and developed the following:

(a) All that certain real property comprising “Timber Ridge – Section 2” according to the map or plat thereof recorded Volume 9, Page 8 of the Plat Records of Montgomery County, Texas (“Timber Ridge – Section 2 Property”). Such Timber Ridge – Section 2 Property is currently governed by those certain declarations, reservations, protective covenants, limitations, conditions and restrictions regarding the use and/or improvements on the lots located in said Timber Ridge– Section 2, dated February 2, 1970 filed for record in Volume 702, Page 235 of the Montgomery County Real Property Records, first amended on November 24, 1969 via document filed for record in Volume 698, Page 374 of the Montgomery County Real Property Records (“Timber Ridge – Section 2 Restrictions”).

(b) All that certain real property comprising “Timber Lakes – Section Two” according to the map or plat thereof recorded Volume 6, Page 53 of the Plat Records of Montgomery County, Texas (“Timber Lakes – Section Two Property”). Such Timber Lakes – Section Two Property is currently governed by those certain declarations, reservations, protective covenants, limitations, conditions and restrictions regarding the use and/or improvements on the lots located in said Timber Lakes – Section Two, dated May 20, 1965 filed for record in Volume 596, Page 557 of the Montgomery County Real Property Records, first amended on November 14, 1967 via document filed for record in Volume 650, Page 883 of the Montgomery County Real Property Records, and second amended June 27, 1969 via document filed for record in Volume 688, Page 893 of the Montgomery County Real Property Records. (“Timber Lakes – Section Two Restrictions”).


(d) All that certain real property comprising “Timber Ridge – Section 3” according to the map or plat thereof recorded Volume 9, Page 77 of the Plat Records of Montgomery County, Texas (“Timber Ridge – Section 3 Property”). Such Timber Ridge – Section 3 Property is currently governed by those certain declarations, reservations, protective covenants, limitations, conditions and restrictions regarding the use and/or improvements on the lots located in said Timber Ridge– Section 3, dated September 15, 1971 filed for record in Volume 755, Page 378 of the Montgomery County Real Property Records (“Timber Ridge – Section 3 Restrictions”).
WHEREAS, the Timber Lakes – Section Three, Spring Acres – Section One, Spring Acres – Section Two, Timber Lakes – Section No. 3-B, Timber Ridge – Section One, Timber Ridge – Section 2, Timber Lakes – Section Two, Timber Lakes, and the Timber Ridge – Section 3 are individually referred to herein as a “Subdivision” and collectively referred to herein as the “Subdivisions.” Timber Lakes – Section Three Property, Spring Acres – Section One Property, Spring Acres – Section Two Property, Timber Lakes – Section No. 3-B Property, Timber Ridge – Section One Property, Timber Ridge – Section 2 Property, Timber Lakes – Section Two Property, Timber Lakes Property, and the Timber Ridge – Section 3 Property are collectively referred to herein individually as a “Property” and collectively as the “Properties.” Timber Lakes – Section Three Restrictions, Spring Acres – Section One Restrictions, Spring Acres – Section Two Restrictions, Timber Lakes – Section No. 3-B Restrictions, Timber Ridge – Section One Restrictions, Timber Ridge – Section 2 Restrictions, Timber Lakes – Section Two Restrictions, Timber Lakes Restrictions, and the Timber Ridge – Section 3 Restrictions are collectively referred to herein as the “Restrictions”;

WHEREAS, the Property and the Restrictions are currently managed by the Association (the “Association”) and in its desire to keep the development of said Property for the mutual benefit and pleasure of the property owners in said subdivision, and for the protection of such property values thereon, desire to combine to completely amend, restate and combine the Restrictions into one manageable document and to more consistently manage the Properties; and

WHEREAS, these covenants replace all the prior Restrictions and any related covenants and the Association does hereby make and file the following declarations, reservations, protective covenants, limitations, conditions and restrictions regarding the use and/or improvements on the lots located in the Subdivisions including the dedicated roads, avenues, streets and waterways.

1. BUILDING PERMITS AND ARCHITECTURAL CONTROL

No building shall be erected, placed or altered on any lot, property or area in this subdivision until the building plans, specifications and plot plans showing the location of such building have been approved in writing as to conformity and harmony of external and structural design and quality with existing structures in the subdivision and as to the location of the building, and in conformity with the declarations, reservations, protective covenants, limitations, conditions and restrictions, as hereinafter set out, and a building permit has been issued by an architectural committee designated by the Association.

In the event said committee or its designated representatives fail to approve or disapprove such design and location within thirty days after said plans and specifications have been submitted to it, and if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed fully complied with. Notice of disapproval shall be by delivery in person or by registered letter, addressed to the owner, submitting said plans and specifications, addressed to his last known address, and which said notice will set forth in detail the elements disapproved and the reason therefor. Such notice need not, however, contain any suggestions as to the methods of curing the matters and things disapproved. The judgment of the supervising authority or committee shall in all things be final.

2. RESIDENTIAL LOTS

All lots in the Subdivisions unless otherwise designated on the plat of said Subdivision shall be known and designated as “Residential Lots” and shall be used for residential purposes only, and shall be subject to the following restrictions, reservations, protective covenants, limitations:
(a) Building Location: No building or other structure including fences shall be located on any residential lot nearer to the street than the building line as set forth and designated on the Subdivision’s recorded plat.

No building shall be located nearer than five feet to any interior lot lines, except in the event one building is constructed on more than one lot, the combined areas shall be considered as one lot. In any determination of this clause, the building line as shown on the applicable recorded plat shall include open porches and garages or any other abutting structures to the principal residence. Variations from these requirements as to building location may be granted by the Association, upon the recommendation of the architectural control committee. Variances to these requirements may be granted by the Association in the Association’s sole discretion.

(b) Lot Area: No residential lot shall be re-subdivided into, nor shall any dwelling be erected on, any lot having an area in frontage of less than the smallest lot in the block as shown on the applicable recorded plat of said unit.

(c) Use: No dwelling shall be erected, altered, placed or permitted to remain on any of said lots other than a single residence, designated and constructed for use by a single family, together with such servant’s quarters, garages and other structures as may be suitable and proper for the use and occupancy of said residents as a single family dwelling, nor shall any residence constructed thereon be converted into or thereafter used as a duplex, apartment house or any other form of multiple family dwelling.

(1) Except for the restrictions herein set forth for other residential lots, or the plans approved therefor, having an exterior area of less than:

**Timber Lakes – Section One** - 1,250 square feet, provided further that split level houses shall contain at least 1,100 square feet on the ground floor and containing a total of at least 1,500 square feet. Provided further that two story houses shall contain at least 1,000 square feet on the ground floor and containing a total of 1,600 square feet.

**Timber Lakes – Section Two** - 1,250 square feet, provided further that split level houses shall contain at least 1,100 square feet on the ground floor and containing a total of at least 1,500 square feet. Provided further that two story houses shall contain at least 1,000 square feet on the ground floor and containing a total of 1,600 square feet.

**Timber Lakes – Section Three** - 1,400 square feet, provided further that split level houses shall contain at least 1,100 square feet on the ground floor and containing a total of at least 1,500 square feet. Provided further that two story houses shall contain at least 1,000 square feet on the ground floor and containing a total of 1,600 square feet.

**Timber Lakes – Section No. 3-B** – (No residential improved property)

**Timber Ridge – Section One** - 1,400 square feet, provided further that split level houses shall contain at least 1,100 square feet on the ground floor and containing a total of at least 1,500 square feet. Provided further that two story houses shall contain at least 1,000 square feet on the ground floor and containing a total of 1,600 square feet.

**Timber Ridge - Section 2** - 1,000 square feet, provided further that split level houses shall contain at least 900 square feet on the ground floor and containing a total of at least 1,300 square feet. Provided further that two story houses shall contain at least 1,000 square feet on the ground floor and containing a total of 1,600 square feet.

**Timber Ridge – Section 3** - 1,000 square feet, provided further that split level houses shall contain at least 900 square feet on the ground floor and containing a total of at least 1,300 square feet. Provided further that two story houses shall contain at least 1,000 square feet on the ground floor and containing a total of 1,600 square feet.

**Spring Acres – Section One** - (No residential improved property)
Spring Acres – Section Two - 1,400 square feet, provided further that split level houses shall contain at least 1,100 square feet on the ground floor and containing a total of at least 1,500 square feet. Provided further that two story houses shall contain at least 1,000 square feet on the ground floor and containing a total of 1,600 square feet.

Provided further that said square footage as set forth herein and hereafter shall be exclusive of attached garages, porches, servant’s quarters or other appendages.

(2) In no event shall any dwelling be erected in Timber Lakes One (1), on Lots 173-184, 186-193, and 224-235 inclusive, or the plans approved therefore having an exterior area of less than 1,600 square feet, exclusive of attached garages, porches, servant’s quarters or other appendages.

(3) No building or structure shall be occupied or used until the exterior thereof is completely finished.

(4) All residences in this subdivision are to have at least a one or two car enclosed attached garage or a two car detached garage. Grandfather Variance is granted for properties with existing conversions at time of ratification of these covenants. Further variances will not be granted without express approval from the Association.

(d) Construction: All new dwellings shall be at least 50% brick, stone, cement fiber siding, or other material approved by the Association and only new construction materials be used except for used brick or stone. No concrete blocks shall be used in said constructions and all buildings shall be built on a slab foundation. In no event shall any old house or building be moved on any lot or lots in said subdivision. All new dwellings or raised dwellings must be built above Base Flood Elevation as set by flood control entities. Owner or owner’s contractor must produce a bond, acceptable to the Association, that said construction of any kind and character be it the primary residence, garage, porches, or appendage thereto. Any residential structure started on any of said lots must be completed within One Hundred Eighty (180) working days from the first (1st) day of construction on the foundation of the house, or of the first (1st) day of construction of the foundation of the garage, whichever is first. Other accessory structures must be completed within 90 days. Liquidated damages for failure to timely complete pursuant to this paragraph are $100 per week for the first four (4) weeks then $50.00 per day until completion. Waiver of fees can be extended with prior approval from the Association.

All gas meters shall be placed behind the building line and next to the building.

(e) Outbuildings: Outbuildings must be submitted to the architectural committee for approval and must be constructed of new material and cannot be nearer to the street than the building line as set forth and designated on the aforementioned recorded plat.

(f) Waivers can be granted to flood prone properties with written consent from the Association.

(g) Should construction on Timber Lakes – Section No. 3-B or Spring Acres – Section One be requested, Covenants will apply at the strictest requirements.

3. DESIGNATED LOTS

Lots designated on any Subdivision Plat for specific purposes shall be subject to the same restrictions that are applicable to Residential Lots as long as such restrictions do not create an unreasonable hardship on carrying out the purpose for which the lots were designed.

4. GARBAGE AND TRASH DISPOSAL

Garbage and trash shall be disposed of at least once a week. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All garbage or trash accumulated from day to day shall be kept in covered sanitary containers. All incinerators or other equipment for storage or disposal of such material shall be kept in a clean and sanitary condition and not visible from any road or right-of-way.

5. NUISANCES

No noxious or offensive trade or activity shall be carried on or maintained on any lot in said subdivision, nor shall anything be done thereon which may be or become a nuisance in the neighborhood. A nuisance shall include but not be limited to: a commercial truck, not used for daily commute/work, larger than three quarter ton parked on lots or roads, stored, either permanently or semi-permanently, is prohibited; any motor
vehicle not properly licensed by the State of Texas; junk or wrecking yards, automobiles, trucks or other vehicles used for parts; water wells or private water systems, except as provided for in Easements.

Inoperative vehicles of any kind, camp rigs off trucks, or other similar items of conveyance parked or stored permanently or semi-permanently on and/or beside driveways must be screened from public view or covered in a neutral colored cover, designed for make and model of said vehicle. Storage on any public street, right-of-way, or easement is strictly prohibited. Recreational vehicles and boats stored, either permanently or semi-permanently, must be maintained in good and pleasing condition, and must be in full travel condition. Visiting recreational vehicles parked at a residence may apply for a temporary permit.

Holiday décor shall not be installed more than 45 days before and shall be removed no later than 30 days after said holiday.

Community residents found to be dumping or directing contractors or others to dump within the community or adjacent county property, accessed through the community, will be assessed a $500 fine in addition to being reported to Montgomery County law enforcement.

6. YARD
All lots shall be kept at all times in sanitary, healthful, attractive, and safe condition, and the owner or occupant of any lot or lots shall keep all weeds, grass and dead trees thereon cut and shall in no event use any lot for storage of material and equipment except for normal residential requirements or incident to construction of improvements thereon as herein permitted, or permit the accumulation of garbage, trash, or rubbish of any kind thereon, and shall not burn any garbage, trash, or rubbish. All yard equipment or storage piles shall be kept screened by a service yard or other similar facility as herein otherwise provided, so as to conceal them from view of neighboring lots, streets or other property. Woodpiles shall be neatly maintained.

7. EASEMENTS
An easement is reserved over and across all lots in each Subdivision for the purpose of installing, preparing and maintaining, and are hereby conveyed to the proper parties (including the Association, water drainage, sewage, and telephone utility companies or municipal authorities) so that they may install, repair and maintain electric power, water, sewage, drainage, gas and telephone service for the lots in any Subdivision, and all contracts, deeds and conveyances, any of said lots or portion thereof are hereby made subject to this easement. A 10-foot aerial easement adjacent to all road right-of-ways.

8. TEMPORARY STRUCTURES AND RESIDENCES
No camper, mobile home, recreational vehicle, tent, shack, barn or other out building or structure shall be moved in any Subdivision nor shall any garage or other out building be used as a temporary or permanent residence in any Subdivision. This restriction shall not prohibit the construction of other structures as maybe suitable and proper for the use of residents as provided above in Paragraph 2 (c). Neither shall the restriction prohibit the storage of the residents’ campers and/or recreational vehicles on their property.

9. ANIMALS
All domestic household pets kept for personal pleasure only must be kept confined within a fenced enclosure or within the property owner’s residence or other building, or on a leash not more than 25’ in length. Number of animals kept at one residence must not create a health or safety hazard or other nuisance. In addition to domestic household pets, up to six chickens or other fowl (exclusive of roosters), rabbits or two pot belly pigs maybe kept at residence subject to the same confinement restrictions as domestic household pets. Fosters, rescues, sanctuaries and the like are required to register with and be approved in writing by the Association. Number of animals allowed will be based on capacity of an owner’s property.
and at the Association’s sole discretion. Any residence or family member engaged in short term agricultural projects for educational purposes must obtain prior written approval of the Association if said party shall keep or raise any animal, livestock, or poultry other than previously allowed. Property located in SPRING ACRES - Section Two (2) is allowed one horse per acre.

10. FENCES
No fence or wall shall be located any nearer to a street than building line as set forth in the recorded plat. Neither shall any fence or wall higher than seven (7) feet in height be constructed in said Subdivision. No fence, wall or hedge higher than three (3) feet shall be located near waterfront lot, or nearer any side street line than twenty-five (25) feet. All fences built of lumber, other than cedar or redwood, shall be coated with at least two (2) coats of paint or stain. Fences may be constructed on the interior property lines in accordance with this restriction.

11. SIGNS
No signs of any kind shall be displayed to the public view on any tract or lot except one sign of not more than five (5) square feet advertising the property for sale or for rent, or signs used by a builder to advertise the property during the construction and sales period. Yard signs, no more than five (5) square feet, sold as fundraising efforts by local school booster organizations to member families, such as sports or academic clubs are allowed provided the sign is maintained in good condition.

12. MAINTENANCE FUND
Each residential lot shall be subject to an annual maintenance fund assessment of $75.00 per year. Each unimproved lot shall be subject to an annual maintenance fund assessment of $20.00 per year. Commercial lots shall be subject to an annual maintenance fund assessment of $300.00 per year. Lots inaccessible through public roadways will not be subject to Maintenance Fund Fees. Maintenance Fund Assessment is payable July 1st in advance each year. A 3% annual increase of maintenance fund shall be assessed. 30 day delinquent accounts will be subject to 10% interest per annum and shall be assessed for unpaid fund fees. Active Military, Elderly and Extenuating Circumstances can apply in writing to the Association for reduced fees.

In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have majority of the votes of members who are voting in person or by proxy at a meeting duly called for this purpose.

Said fund shall be collected and dispersed by the Board of Directors of the Association. This fund shall be used for the purpose of improving and maintaining things necessary or desirable in the opinion of the Association, its successors, assigns, or nominees, to keep the Subdivisions in neat, clean and in good order. Any purchaser of any lot shall be required to be a member of the Association.

13. HOME BUSINESS
Profession or home industry businesses are allowed on residential lots providing;
a. Structure is built as a residence.
b. Customers, vendors, deliveries, employee traffic and the like, are occasional in nature. Excessive traffic will constitute a violation of these covenants.
c. The primary purpose of the property as determined by the Association is the residence of the business owner.
d. No signage for the business is allowed.
e. From the street and neighboring yards, no evidence of a home business is visible.
f. Noise or emissions generated from normal business activities, debris, outdoor supply storage are not allowed.

14. ABANDONED PROPERTY
Vacant properties, in substantial disrepair, with no agreement to bring the property to community standards shall be subject to legal action, fees for cleanup and securing property. HOA shall take appropriate action with Montgomery County, Texas to remedy property conditions, including petitioning the county to condemn and take possession of the property. If a property is vacant and owner cannot be located after 185 days, the property will be considered abandoned.

15. THE ASSOCIATION
The Association shall be governed by a board of directors made up of Property owners, chosen by the Property owners of the Subdivisions annually. Each Property owners, shall have one vote, in their Subdivision, for their Subdivisions director. Owners with outstanding fees will not be permitted to vote. All members of the Association and their families shall have free ingress and egress to the lake or lakes throughout the park areas or other access routes designated on the plat or recorded of this subdivision.

16. GRANDFATHERED BUILDING VIOLATIONS AND WAIVERS
The Association, at its discretion, may grandfather violations occurring before current covenants were ratified without penalty. It is the lot owner’s duty to apply for said grandfathering, to be entered into lot record. Waivers, temporary waivers and one-time waivers to covenants can be issued at the discretion of the Association

17. TERM
Any or all of the covenants herein may be annulled, amended, or modified at any time by a vote of two-thirds of the Board of Directors of the Association and ratified by a majority vote of present and participating lot owners. Lot owners with outstanding fees will not be permitted to vote. All such lot owners shall be given thirty (30) days’ notice of any proposed amendment before the same is adopted. The person or persons requesting the amendment shall bear all expense of such amendment.

These covenants shall continue and remain in effect until January 1, 2030, at which time said covenants and restrictions shall be extended automatically thereafter for successive periods of twenty-five years, unless by vote of the then owners of the said lots it is agreed to change said covenants in whole or in part; and any change made in such restrictions before January 1, 2030, must also be by vote of the owners of said lots; any such vote shall be evidenced by a written declaration, and recorded in the Deed Records of Montgomery County, Texas.

All covenants and restrictions are for the benefit of the entire subdivision and shall be binding upon the purchaser or their successors, heirs and assigns.

Invalidation of any one of the covenants or restrictions by judgment of any court shall in no way affect any of the other provisions which shall remain in full force and effect.

The restrictions and provisions herein contained shall be made a part of each and every contract and deed executed by or on behalf of each Property owner, selling or conveying any of said lots, by appropriate reference to this instrument and the provisions thereof, and same shall be considered a part of each contract and deed as though fully incorporated herein. These restrictions and provisions as herein set out shall be and are hereby imposed upon each of said lots. It is understood that the restrictions and provisions hereof shall insure too the benefit of all subsequent purchasers of said lots, and each such purchaser by virtue of
accepting a contract or deed covering any of said lots shall be subject to and bound by such restrictions, covenants and conditions and for the terms of this instrument as herein before set out.

18. DEFAULT
In the event of gross default on the part of the owner or occupant of any lot in observing the above requirements or any of them, such default continuing after thirty (30) days written notice thereof, the Association or its assignee, may without liability to the owner or occupant in trespass or otherwise, enter upon said lot and cut, or cause to be cut, such weeds and grass, and remove or cause to be removed such garbage, trash and rubbish or do any other thing necessary to secure compliance with these restrictions so as to place said lot in a neat, attractive, healthful, safe and sanitary condition, and will charge the owner or occupant of such lot for the cost of such work. The owner or occupant, as the case may be, agrees by the purchase or occupation of the property to pay such statement immediately upon receipt thereof. To secure the payment of such charges in the event of non-payment by the property owner, a Lien is herein and hereby retained against the above described property in favor of the Association or its assignee but inferior to any purchase money lien or mortgage. Any foreclosure of any such prior or superior lien under the power of sale of any mortgage, deed of trust or other instrument or through other court proceedings shall not cut off and extinguish liens securing said charge which became due and payable prior to such foreclosure date should such funds resulting from the foreclosure be available, and no such foreclosure shall free any lot and/or unit from the liens securing said charge thereafter becoming due and payable, nor shall personal obligation of the owner foreclosed be extinguished by any foreclosure.

TIMBER LAKES AND TIMBER RIDGE ASSOCIATION, INC.

Lesli Hawthorne, President

STATE OF TEXAS  
COUNTY OF MONTGOMERY

This instrument was acknowledged before me on the ___ day of December, in the year 2019, by Leslie Hawthorne, President of Timber Lakes and Timber Ridge Association, Inc., a Texas non profit corporation

Notary Public, in and for the
State of Texas