

**3rd AMENDMENT TO THE MANAGEMENT CERTIFICATE FOR TIMBERWOOD
PARK OWNERS ASSOCIATION, INC.**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this association:
Adding Fine Policy signed 2/7/2012.

State of Texas §

County of Bexar §



1. Name of Subdivision: Timberwood Park

2. Subdivision Location: Hwy 281 and Borgfeld Road Extending to Blanco Road

3. Name of Homeowners Association: Timberwood Park Owners Association, Inc.

4. Recording Data for Association: All plats are filed at Bexar County:
 Unit 1: V4900, pg 188-191 and V9531, pg 71
 Unit 2: V8000, pg. 213; V8100, pgs. 180&182, 214-216; V9000, pg 236; V9200, pg. 190;
 V9500 pg. 88; V9519, pg. 213; V9531, pg 23; V9533, pg. 30.
 Unit 3: V8700, pgs.32-34 & 36, 37; V8800, pg. 221; V9100, pg. 85; V9501, pg. 149; V9582,
 pg.30; V9587, pg.146.
 Unit 4: V9100, pgs. 40-42.
 Unit 5: V9200, pgs 7-9.
 Unit 6: V9200, pgs. 222-224; V9516, Pg. 119; V9577, pg 40; V9611, Pg. 198
 Unit 7: V9300, pgs. 91-93; V9528, pg.32
 Unit 8: V9300, pgs. 175-177; V9574, pg. 175
 Unit 9: V9400, pgs. 105-152
 Unit 10: V9500, pgs. 80-82; V9519, Pg 175; V9548, pg. 122; V9649, pg. 140
 Unit 11: V8200, pg. 171; V9500, pgs. 83-86; V9522, Pg. 64; V9561, Pg. 17; V9576, Pg 48
 Unit 12: V9500, pgs 87 & 89; V9524, Pg. 145; V9531, Pg 70
 Unit 13: V9500, pgs 90&91; V9561, pg 141; V9595, pg 204.
 Unit 14: V9500, pgs 92-94; V9572, pg.88
 Unit 15: V9500, pgs 159-161
 Unit 16: V9501, pgs. 198-200
 Unit 17: V9502, pgs 222-223; V9513, pg. 84.
 Unit 18: V9504, pgs. 217-218; V9519, pg. 207; V9531, pg 72
 Unit 19: V9506, pg. 52
 Unit 20: V9507, pg. 147
 Unit 21: V9501, pages. 90-91; V9559, pg. 101
 Unit 22: V6501, pgs. 92-94; V9574, pg 199
 Unit 23: V9501, pgs. 95-97
 Unit 24: V9501, pgs. 98-100
 Unit 25: V9507, pg. 148
 Unit 26: V9507, pg. 149
 Unit 27: V9507, pg. 150
 Unit 28: V9507, pg. 151
 Unit 29: V9507, pg. 152
 Unit 30: V9507, pg. 153
 Unit 31: V9507, pg. 154
 Unit 32: V9507, pg. 155
 Unit 33: V9507, pg. 156
 Unit 34: V9507, pg. 157
 Unit 35: V9507, pg. 158
 Unit 36: V9507, pg. 159
 Unit 37: V9507, pg. 160
 Unit 38: V9507, pg. 161

Unit 39: V9507, pg. 162
Unit 40: V9507, pg. 163
Unit 41: V9507, pg. 164
Unit 42: V9507, pg. 165
Unit 43: V9507, pg. 166
Unit 44: V9507, pg. 167 & V9533, pg. 143
Unit 45: V9507, pg. 168
Unit 46: V9507, pg. 169
Unit 47: V9507, pg. 170
Unit 48: V9507, pg. 171
Unit 49: V9507, pg. 172
Unit 50: V9507, pg. 173
Unit 51: V9507, pg. 174
Unit 52: V9507, pg. 175
Unit 53: V9511, pg. 175
Unit 54: V9511, pg. 176
Unit 55: V9511, pg. 177
Unit 57: V9511, pg. 179
Unit 58: V9511, pg. 180
Unit 59: V9511, pg. 181
Unit 60: V9511, pg. 182
Unit 61: V9511, pg. 183
Unit 62: V9511, pg. 184
Unit 63: V9511, pg. 185
Unit 64: V9511, pg. 186

5. Recording Data for Declaration: All documents are filed at Bexar County:

Unit 1: Untitled Document: V8079, pg. 915, filed 5/11/1977
Unit 2: Deed Restrictions: V8251, pg. 453 filed 9/26/1977
Unit 3: Deed Restrictions: V1660, pg. 431, filed 8/24/1979
Unit 4: Deed Restrictions: V2259, pg. 886, filed 3/13/1981
Unit 5: Deed Restrictions: V2374, pg. 570, filed 7/13/1981
Unit 6: Deed Restrictions: V2499, pg. 40 filed 1/13/1982
Unit 7: Deed Restrictions: V2521, pg. 594, filed 2/12/1982
Unit 8: Deed Restrictions: V2570, pg. 389, filed 4/26/1982
Unit 9: Deed Restrictions: V2668, pg. 938, filed 9/14/1982
Unit 10: Deed Restrictions: V3316, pg. 212, filed 1/31/1985
Unit 11: Amended Restrictions: V7234, pg. 1350, filed 10/17/1997
Unit 12: Deed Restrictions: V4225, pg. 1596 filed 1/27/1988
Amended Restrictions: V4613, pg. 1064, filed 7/20/1989
Amended Restrictions: V4228, pg. 1428, filed 4/27/1988
Amended Restrictions: V4288, pgs. 1428-1433. Filed 4/27/1988
Unit 13: Amended Restrictions, Vol.7258, Pg. 179, filed 11/11/1997
Unit 14: Restrictive Covenants and Easements: V7937, pg. 982, filed 7/27/1911
Unit 15: Deed Restrictions: V2772, pg. 386, filed 2/16/1983
Unit 16: Deed Restrictions: V2850, pg. 1231 filed 6/9/1986
Unit 17: Deed Restrictions: V2945, pg. 818 filed 10/18/1983
Unit 18: Deed Restrictions: V3092, pg. 615, filed 5/1/1984
Unit 19: Deed Restrictions: V3196, pg 2051, filed 8/28/1984
Unit 20: Deed Restrictions: V3316, pg. 1218, filed 1/31/1985
Unit 21: Deed Restrictions: V6243, pg. 246, filed 10/31/1994
Unit 22: Restrictive Covenants and Easements: V8630, pg. 1269, filed 11/3/2000
Unit 23: Restrictive Covenants and Easements: V7092, pg. 338, filed 5/23/1997
Amended Restrictions: V7258, pg. 174, filed 11/12/1997
Unit 24: Restrictive Covenants and Easements: Doc# 20070019129, filed 1/25/2007

Unit 25: Restrictive Covenants and Easements: Doc# 20040022938, filed 2/3/2004
Unit 26: Restrictive Covenants and Easements: V6764, pg. 1552, filed 5/28/1996
Unit 27: Restrictive Covenants and Easements: V6764, pg. 1556, filed 5/28/199
Unit 28: Restrictive Covenants and Easements: V6764, pg. 1544, filed 5/28/1996
Unit 29: Restrictive Covenants and Easements: V6399, pg. 1891, filed 4/24/1995
Unit 30: Restrictive Covenants and Easements: V6399, pg. 1886, filed 4/24/1995
Unit 31: Restrictive Covenants and Easements: V6764, pg. 1548, filed 5/28/1996
Unit 32: Restrictive Covenants and Easements: V6898, pg. 2033, filed 10/10/1996
Unit 33: Restrictive Covenants and Easements: V6898, pg. 2037, filed 10/10/1996
Unit 34: Restrictive Covenants and Easements :V6838, pg. 1051, filed 8/13/1996
Unit 35: Restrictive Covenants and Easements V6399, pg. 1876, filed 8/24/1995
Unit 36: Restrictive Covenants and Easements: V6399, pg. 1881, filed 4/24/1995
Unit 37: Restrictive Covenants and Easements: Doc# 20050089334, filed 4/26/2005
Unit 38: Restrictive Covenants and Easements: Doc# 20050089335, filed 4/26/2005
Unit 39: Restrictive Covenants and Easements: Doc# 20050089336, filed 4/26/2005
Unit 40: Restrictive Covenants and Easements: Vol. 6838, pg. 1055, filed 8/13/1996
Unit 41: Deed Restrictions: V4223, pg. 1680, filed 1/25/1988
Unit 42: Deed Restrictions: V3572, pg. 1604, filed 12/10/1985
Unit 43: Deed Restrictions: V3717, pg. 819, filed 6/12/1986
Unit 44: Deed Restrictions: V4223, pg. 1684, filed 1/25/1988
Unit 53: Restrictive Covenants and Easements: Doc# 20040022939, filed 2/3/1994
Unit 54: Deed Restrictions: V4587, Pg. 1872, filed 1/13/1989
Unit 55: Deed Restrictions: V5910, pg. 1135, filed 1/4/1994
Unit 56: Restrictive Covenants and Easements: Doc# 20040022940, filed 2/3/2004
Unit 57: Deed Restrictions: V4587, pg. 1868, filed 6/13/1989
Unit 58: Restrictive Covenants and Easements: Doc# 20040022941, filed 2/3/2004
Unit 59: Deed Restrictions: V4587, pg. 1876, filed 6/13/1989
Unit 60: Deed Restrictions: V4587, pg. 1880, filed 6/13/1989
Unit 61: Deed Restrictions: V5711, pg 1296, filed 7/6/1993

6. Bylaws: Filed at Bexar County, Book 14715, pg. 946,
Doc# 20100199139 on 11/4/2010

First Amendment to the Bylaws dated 12/6/2011 filed at Bexar
County under Book 15266, pg. 1693 on 12/15/2011.

Certificate of Formation and Certificate of Filing: Attached Certificate filed under
Doc. 2011002280, Vol. 14841 on 2/8/2011.
Filed with the Secretary of State of Texas 10/18/2010

Certificate of Merger: Filed with the Secretary of State of Texas 12/20/2010
Attached Certificate filed under
Doc. 2011002280, Vol. 14841 on 2/8/2011.

Subordination of Assessment Lien filed 5/31/2011, Doc# 20110092401 and 20110092402,
Volume 14981, pg. 1104

Resolution regarding Subordination of Assessment Lien filed 5/31/2011, Doc# 20110092402
page 1106.

Timberwood Park Architectural Guidelines for New Projects: filed 7/21/2011, Doc# 20110127896
Vol. 15055, pg. 2227.

Resolutions/Policies:

All policies are attached to and filed with the 1st Amendment to the Management Certificate Book 15237, pg. 2138 at Bexar County on 11/28/2011.

Record Retention Policy
Records Inspection Policy
Payment Plan Policy
Email Registration Policy
Membership Voting Policy
Architectural Control Committee
Non- Residents of the Association Access to Common Areas No. 201107
Collection Policy Administrative Resolution No 20110119
Violation Resolution
TPOA Sign Guidelines
Timberwood Clubhouse/Pavilion Rental Agreement
Pool Rules/Registration/Waiver Version 3.0
Architectural Guidelines

Timberwood Park Owners Association Fine Policy signed 2/7/2012 is attached to and filed with this Certificate.

Guidelines:

All guidelines are attached to and filed with the 1st Amended Management Certificate Book 15237, pg. 2138 at Bexar County on 11/28/2011.

Architectural Guidelines for:

Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management, LP
17319 San Pedro, Suite 318
San Antonio, TX 78232
(210) 494-0659 Fax: (210) 494-0887
contact@spectrumam.com

8. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners association: 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 lot/home and common areas, prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. 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.

Signed this 13 day of February, 2012
Timberwood Park Owner Association, Inc.

By: Kathleen S. Able
Kathleen S. Able (of Spectrum Association Management) Managing Agent

State of Texas §

County of Bexar §

This Instrument was acknowledged and signed before me on 13, February, 2012 by
Kathleen Able, representative of Spectrum Association Management, LP, the Managing Agent for
Timberwood Park Owners Association, Inc. on behalf of said Association.

After Recording Return To:
Spectrum Association Management, LP
Attn: K Able
17319 San Pedro, #318
San Antonio, TX 78232

Michael W. Smith
Michael W. Smith Notary Public, State of Texas



**TIMBERWOOD PARK OWNERS ASSOCIATION
FINE POLICY**

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:
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COUNTY OF BEXAR §

WHEREAS, the property encumbered by this Fine Policy ("Fine Policy") is that property described on the first recorded plat for Timberwood Park recorded under Volume 7900, Pages 187-191 in the Map Records of Bexar County, Texas, and any other subdivisions which have been or may be annexed into the Timberwood Park subdivision ("Subdivision"); and

WHEREAS, pursuant the Bylaws of Timberwood Park Owners Association ("Association") recorded under Bexar County Clerk's File No. 20100202522, as same have been or may be amended from time to time, the Board of Directors (the "Board") of the Association hereby adopts this Fine Policy for the purposes of establishing a uniform and systematic procedure to impose fines on behalf of the Association; and

WHEREAS, the Board has determined that it is in the best interest of the Association to establish this Fine Policy.

NOW, THEREFORE, BE IT RESOLVED THAT the Association does hereby adopt this Fine Policy, which shall run with the land and be binding on all owners and lots within the subdivision. This Policy replaces any previously recorded or implemented policy that addresses the subjects contained herein.

I. NOTICE

A. WARNING NOTICE:

Upon violation of any of the Dedicatory Instruments (as same is defined in the Texas Property Code) of the Association, a warning will be issued in writing ("Warning Notice") to the owner and the violating resident or tenant, if known. The warning shall advise the owner of the violation and the action required to cure the violation within the prescribed time period contained in the notice as determined by the Board, in its sole discretion.

B. STATUTORY NOTICE:

If the owner fails to cure the violation in the manner required per the Warning Notice, the Board shall give the owner written notice describing the violation, the amount of the Fine to be imposed, if any, and any amounts currently due to the Association from that owner ("Statutory Notice"). The Board shall give the owner a reasonable period of time to cure the violation and avoid the fine, unless the owner was given notice and opportunity to cure a similar violation within the previous six months.

In the Statutory Notice, the Association shall inform the owner that they may request, in writing, a hearing before the Board or designated committee on or before the 30th day from the date the owner receives the notice. The Association shall advise that if the hearing is held before a designated committee, that the owner will have a right to appeal the decision of that committee to the Board upon written notice to the Board. If a hearing is requested by the owner, the Board shall hold a hearing within 30 days after the date the Board receives the written request. The Association will notify the owner of the date, time and place of the hearing not later than the 10th day before the hearing. If a postponement of the hearing is requested by either the Board or the owner, it must be granted for a period of not more than 10 days. Any additional postponements may be granted by agreement of the parties. The owner or Association may make an audio recording of the hearing.

After an affirmative decision by the Board, or after the expiration of the written notice, the Association, acting through its Board is hereby authorized to impose fines according to the following schedule for violations of any provisions of the Dedicatory Instruments:

II. SCHEDULE OF FINES

A. Continuing Violations: For continuing violations of the Dedicatory Instruments which are not cured within the specified time period contained in the Warning Notice and the Statutory Notice, the fines shall be \$25.00 per each day of the violation, commencing the day after an affirmative decision by the Board (if a hearing is requested), or the day after the expiration of the Statutory Notice (and no hearing requested), and continuing daily until the violation is cured.

B. Non-Continuing Violations: For a non-continuing violation reoccurring periodically within six (6) months of the initial violation; the fines shall be \$25.00 per occurrence per each day of the violation. For the purposes herein, the six (6) month period shall run from the last day previous to the date the violation was cured.

C. General:

Penalties Responsibility of Owner. All fines will be billed to the owner's account and will be payable to the Association within thirty (30) days of the date of billing. Fines shall be limited to a maximum of One Thousand and No/ 100 Dollars (\$1,000.00) for each six (6) month period commencing as of the date of the first violation which initiates the assessment of a fine for a specific violation. The limitations shall be exclusive of attorneys' fees and costs incurred by the Association for enforcement.

Attorney's Fees. If the Association is compelled to retain an attorney for the collection of fines or the enforcement of the Dedicatory Instruments, the owner shall be charged with all attorney's fees, costs and expenses pursuant to the Texas Property Code, as it may be amended from time to time.

Non-Exclusive Remedies. The imposition of the monetary penalties provided herein shall not be construed as an exclusive remedy, and shall be in addition to all other

rights and remedies to which the Association may otherwise be entitled including, without limitation, the filing of an Affidavit of Non-Compliance in the Real Property Records of Bexar County, Texas, and/or the initiation of legal proceedings seeking injunctive relief and/or damages, attorney's fees, costs of court and all other remedies, at law or in equity, to which the Association may be entitled.

Violation by Resident, Tenant or Agent. A violation by a resident, tenant, guest, or agent of the owner shall be treated as a violation by the owner of the property. All monetary penalties shall be billed to the owner.

CERTIFICATION

I hereby certify that, as Secretary of the Timberwood Park Owners Association, the foregoing Fine Policy was approved on the 7th day of February, 2012, at a meeting of the Board of Directors at which a quorum was present.

IN WITNESS WHEREOF, I have hereunto subscribed my name this the 7 day of February, 2012.

Leta Cunningham
Print Name: Leta Cunningham
Secretary

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

BEFORE ME, on this day personally appeared Leta Cunningham the Secretary of the Timberwood Park Owners Association, known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes herein expressed and in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal of office, this 9 day of February, 2012.

Michael W. Smith
Notary Public – State of Texas



After Recording Please Return To:

Terri Allen
Spectrum Association Management
17319 San Pedro, Suite 318
San Antonio, TX 78232

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 FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

FEB 17 2012

Doc# 20120029510 Fees: \$48.00
02/17/2012 10:38AM # Pages 9
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK



Gerard Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS