

# The Reserve at Lake Tyler Homeowners Association

## PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

1. NAME OF SUBDIVISION: The Reserve at Lake Tyler
2. NAME OF THE ASSOCIATION: The Reserve at Lake Tyler Homeowners Association, Inc.
3. RECORDING DATA FOR THE SUBDIVISION: Instrument No. 2004-R0000350  
Cabinet D, Slides 219B – 221B  
Plat Records, Smith County, Texas
4. RECORDING DATA FOR ASSOCIATION DECLARATION:
- |   |                                    |
|---|------------------------------------|
| First Amended Bylaws for The Reserve  | Instrument No. 20190100008950      |
| Second Amended Declaration of Covenants, Conditions, and Restrictions for the Reserve | Instrument No. 20190100008949      |
| Design Guidelines   | Instrument No. 202201027681        |
| Assessment Collection Policy  | Instrument No. 202201027676        |
| Deed Restriction Violation Fines Policy   | Instrument No. 202201027679        |
| Garage / Yard / Estate Sales Policy   | Instrument No. 202201027680        |
| Miscellaneous New Policies  | Instrument No. 202201027678        |
| Rules & Regulations for the Use of Lakes  | Instrument No. <u>202201029531</u> |
| Policy for Association Records, Request for Documents, and Document Retention         | Instrument No. 202201027677        |
- RECORDING INFORMATION: Official Public Records of Smith County, Texas

5. CONTACT INFORMATION FOR THE ASSOCIATION AND NAME OF THE PERSON OR ENTITY MANAGING THE ASSOCIATION:

The Reserve at Lake Tyler Homeowners Association  
15302 Reserve Blvd.  
Tyler, TX 75707  
Email: HOAboard@thereserveatlaketyler.com  
Trent Richardson, President  
Phone: 801-910-2833

6. ASSOCIATION WEBSITE ADDRESS: [www.thereserveatlaketyler.com](http://www.thereserveatlaketyler.com)
7. FEES CHARGED BY THE ASSOCIATION: Assessment, Developed lots: \$500.00 / year  
 Assessment, Undeveloped lots: \$300.00 / year  
 Resale Certificate: \$250.00 / transfer property  
 Transfer Application: \$150.00 / transfer prop.
8. OTHER INFORMATION THE ASSOCIATION CONSIDERS APPROPRIATE:

Prospective purchasers are advised to independently examine the Declaration, Bylaws and all other dedicatory instruments of the Association, together with obtaining an official Resale Certificate, Transfer Application and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

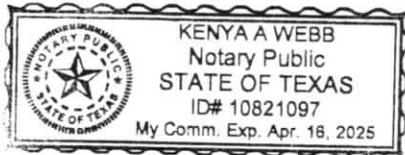
IN WITNESS WHEREOF, the undersigned President of The Reserve at Lake Tyler Home Owners Association, Inc., has executed this Declaration this 31<sup>st</sup> day of July 2022.

7/31/2022  
 Date

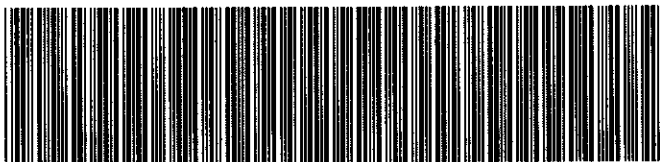
W. Trent Richardson  
 President of The Reserve at Lake Tyler Home Owners Association, Inc.

STATE OF TEXAS           §  
   §  
 COUNTY OF SMITH       §

BEFORE ME, the undersigned authority, on the 31<sup>st</sup> day of July, 2022, personally appeared, W. Trent Richardson, to me known to be the President of The Reserve at Lake Tyler Home Owners Association, Inc., and he/she acknowledged before me the he/she executed the same for the purposes therein expressed.



Kenya A. Webb  
 Notary Public, State of Texas  
 My Commission Expires: 4/16/25



\*VG-93-2022-202201029533\*

Smith County  
Karen Phillips  
Smith County Clerk

**Document Number:** 202201029533

Real Property Recordings  
CERTIFICATE

Recorded On: August 01, 2022 10:37 AM

Number of Pages: 3

Billable Pages: 2

**" Examined and Charged as Follows: "**

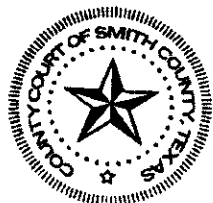
Total Recording: \$30.00

**\*\*\*\*\* 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: 202201029533  
Receipt Number: 20220801000060  
Recorded Date/Time: August 01, 2022 10:37 AM  
User: Suni W



**STATE OF TEXAS  
Smith County**

**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 Smith County, Texas**

Karen Phillips  
Smith County Clerk  
Smith County, TX