

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 ²⁰²³⁰¹⁰²⁰⁸⁰⁸
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. 202201029531
Policy for Association Records, Request for Documents, and Document Retention	Instrument No. 202201027677
Impact Fee Policy	Instrument No. 20230505000089
- 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

7. FEES CHARGED BY THE ASSOCIATION:

Assessment, Developed lots: \$500.00 / year
Assessment, Undeveloped lots: \$500.00 / 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 12th day of May, 2023

May 12th 2023

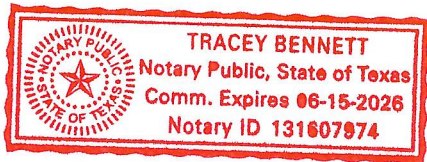
Date

W. Trent Richardson

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

STATE OF TEXAS §
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COUNTY OF SMITH §

BEFORE ME, the undersigned authority, on the 12th day of May, 2023, personally appeared, W. Trent Richardson, to me know 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.



Tracey Bennett
Notary Public, State of Texas

My Commission Expires: 6/15/2023

VG-93-2023-202301020809

Document Number: 202301020809

Real Property Recordings
CERTIFICATE

Recorded On: July 14, 2023 09:27 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: 202301020809
Receipt Number: 20230714000023
Recorded Date/Time: July 14, 2023 09:27 AM
User: Tammy P

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

