

VILLAS AT TWIN CREEKS OWNERS' ASSOCIATION, INC. MANAGEMENT
CERTIFICATE - COLLIN COUNTY

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **VILLAS AT TWIN CREEKS OWNERS' ASSOCIATION, INC.**, certifies as to the following:

1. The name of the subdivision is:

VILLAS AT TWIN CREEKS

2. The name of the association is:

VILLAS AT TWIN CREEKS OWNERS' ASSOCIATION, INC.

3. The recording data for the subdivision is:

**Declaration of Covenants, Conditions, and Restrictions
for Twin Creeks**

19940107000022670

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

**Notice of Filing Dedicatory Instruments for
Twin Creeks**

19991231001566410

Articles of Incorporation (Twin Creeks Community Association)

Assessment Collection Policy, Second Amendment

Fining Policy

Twin Creeks Amenity Rules and Regulations

Twin Creeks Modification Guidelines

First Supplement to Notice of Filing Dedicatory

Instruments for Twin Creeks – Enforcement Policy **20020820001184080**

Declaration of Covenants, Conditions, and Restrictions

For Villas at Twin Creeks **20060621000853160**

Plat Phase 1 and Phase II

Maintenance Policy

Articles of Incorporation

Bylaws

Supplemental Declaration of Covenants,

Conditions, and Restrictions (Villas at Twin Creeks) **20060621000853170**

First Supplement to Notice of Filing Dedicatory

Instruments for Villas at Twin Creeks **20120117000049480**

Application of Payment Plan Policy

Alternative Payment Plan Policy

Document Inspection and Copying Policy

Religious Item Display Policy

Solar Energy Device Guidelines

Roofing Materials Guidelines	
Rainwater Collection Policy Guidelines	
Email Registration Policy	
Supplemental Declaration of Covenants, Conditions, and Restrictions for Twin Creeks (Villas at Twin Creeks, Ph. III)	20131028001469450
Supplemental Declaration of Covenants, Conditions, and Restrictions for Twin Creeks (Villas at Twin Creeks, Ph. III)	20140606000572410
Assessment Collection Policy – Villas at Twin Creeks	20081230001456740
Second Supplement to Notice of Filing Dedicatory Instruments for Twin Creeks	20111221001379090
Application of Payments Policy	
Alternative Payment Plan Policy	
Document Inspection and Copying Policy	
Document Retention Policy	
Religious Item Display Policy	
Solar Energy Device Policy	
Roofing Materials Guidelines	
Rainwater Collection Device Guidelines	
Email Registration Policy	

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

Amendment to Bylaws	20150914001160990
Assessment Collection Policy	20160822001098830
First Amendment to the Notice of Filing Dedicatory Instruments for Twin Creeks	20020819001180280
Twin Creeks Amenity Rules and Regulations	
Twin Creeks Modification Guidelines	
Second Amendment to the Notice of Filing Dedicatory Instruments for Twin Creeks	20090126000077010
Twin Creeks Amenity Rules and Regulations	
Twin Creeks Modification Guidelines	

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

VILLAS AT TWIN CREEKS OWNERS' 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:

<https://villasattwincreek.nabrnetwork.com>

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

\$340.00	Resale Certificate
\$50.00	Statement of Account
\$50.00	Refinance Certificate
\$250.00	Transfer Fee to management company
\$200.00	Covenant Compliance Inspection Fee
\$200.00	Working Capital Contribution

Fees payable to Twin Creeks Community Association, Inc.