

## TALIA WOOD PATIO HOMES COMMUNITY ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Talia Wood Patio Homes Community Association (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

**Name of the Subdivision:** Talia Wood Patio Homes Community Association

**Name of the Association:** Talia Wood Patio Homes Community Association

**Recording Data for Association and Restrictions:**

Branch	Community	County	Doc Type	Date Recorded	Instrument No.
HCM	Talia Wood Patio Homes Community Association	Fort Bend	Plat Recording Information	20-Aug-13	2013106540
			Declaration of CCR and Easements	15-Oct-15	2015120742
			1st Amendment of Declaration of CCR and Easements	9-Jul-18	2018076103
			Management Certificate	16-May-22	2022066725
			Plat	15-Aug-22	20220187
			Plat Attachment	15-Aug-22	2022106677
			Management Certificate	18-Jul-23	2023067389
			Special Warrant Deed	30-Dec-13	2013159774
			Affidavit of Property Owners Association	9-Jul-18	2018076108
			Management Certificate	16-May-22	2022066725
			Management Certificate	18-Jul-23	2023067389
			Plat	20-Aug-13	20130198

**Name and Mailing Address of the Association**

Talia Wood Patio Homes Community Association  
C/O HCMS  
18333 Egret Bay Blvd  
Ste 305  
Houston, Texas 77058

**Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative**

Houston Community Management Services  
18333 Egret Bay Blvd  
Ste 305  
Houston, Texas 77058  
832-864-1200  
[customerservice@houcomm.com](mailto:customerservice@houcomm.com)

**Website Address of the Association**

www.townsq.io

**Property Transfer Fee(s) Charged by the Association:**

New account setup fee establishing new owner's account in the association's records: \$95

Working Capital: First residential owner 50% of current year assessment

Resale Certificate: \$375

Resale Certificate Update: \$75

Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite  
\$125 for 3 day expedite

Executed on this the 27th day of June, 2024

Talia Wood Patio Homes Community Association,  
acting by and through its managing agent, Houston Community  
Management Services

*Tracy Downs*

\_\_\_\_\_  
Tracy Downs, President

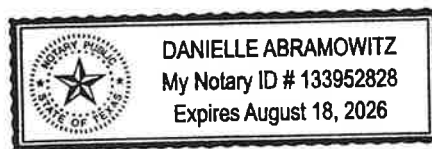
STATE OF TEXAS       §  
                                  §  
COUNTY OF  
FORT BEND             §

This instrument was acknowledged before me on the 27th day of June, 2024 by Tracy Downs, President with Houston Community Management Services, the managing agent for Talia Wood Patio Homes Community Association, a Texas nonprofit corporation, on behalf of such corporation.

*Danielle Abramowitz*

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Notary Public, State of Texas

When recorded return to:  
**Houston Community Management**  
**18333 Egret Bay Blvd**  
**Ste 305**



**Houston, Texas 77058**