

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
TWIN LAKES COMMUNITY IMPROVEMENT ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

The undersigned, being the Association Manager of **Twin Lakes Community Improvement Association, Inc.** (hereinafter the "Association"), a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any prior Management Certificate filed by the Association.

1. Name of Subdivision(s):

The name of the Subdivision(s) are **Twin Lakes, Section 1.**

2. Name of Association:

The name of the Association is **Twin Lakes Community Association, Inc.**

3. Recording Data for the Subdivision(s):

The recording data for the subdivisions are as follows:

Twin Lakes, Section One: File No. 2004049950, Vol. 24, Pg. 232 of the Map Records of Brazoria County, Texas, a subdivision of 64.8110 acres being a Replat of Lots 1, 2, & 3 of Block 2 in the Pearland Industrial Park in Brazoria County, Texas.

4. Recording Data for the Declaration(s):

Declaration of Covenants, Conditions and Restrictions for Twin Lakes, Section 1 is recorded under Brazoria County Clerk's File No. **2005040133/71548** in the real property records of Brazoria County, Texas.

First Amended Declaration of Covenants, Conditions and Restrictions for Twin Lakes, Section 1 is recorded under Brazoria County Clerk's File No. **2005050593**, in the real property records of Brazoria County, Texas.

Amended Declaration of Covenants, Conditions and Restrictions for Twin Lakes, Section 1 is recorded under Brazoria County Clerk's File No. **2007030647**, in the real property records of Brazoria County, Texas.

5. **Association Information:**

The contact information for the association is as follows:

Twin Lakes Community Improvement Association, Inc.
c/o Houston Community Management Services
17049 El Camino Real, Suite 100
Houston, Texas 77058
Telephone number (832) 864-1200
Direct number Direct: 832-864-1227

6. **Designated Representative Information:**

The contact information for the person or entity managing the association is as follows:

Houston Community Management Services
c/o Kirsten Langford
17049 El Camino Real, Suite 100
Houston, Texas 77058
Telephone number (832) 864-1200
Direct: 832-864-1227
Email address: KLangford@houcomm.com

7. **Fees Related to Property Transfer:**

Resale Certificate: \$340
Resale Certificate Update: \$75
Transfer Fee/Legacy Account Closure Fee: \$220
Refinance Statement of Account: \$75
New account setup fee establishing new owner's account in the HOA's records: \$45
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation:
\$175 for 1 day expedite, \$125 for 3-day expedite.

8. **Association Website:**

<https://www.townsq.io/>

9. **Other Optional Information:**

Management Company Website:
<https://associaonline.com>

Executed this the 20 day of September, 2021.

TWIN LAKES COMMUNITY
IMPROVEMENT ASSOCIATION, INC.

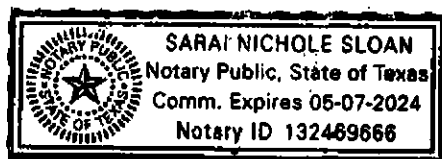
By Kirsten Langford
Signature (Community Manager)

Kirsten Langford
Print Name (Community Manager)

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned notary public, on this the 20 day of September, 2021, personally appeared Kirsten Langford, the Community Association Manager of **Twin Lakes Community Improvement Association, Inc.**, known to me to be the person whose name is subscribed to the foregoing instrument, and **acknowledged** to me that he/she executed the same for the purpose and in the capacity therein expressed.

Sarah Sloan
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Disclaimer: Please note, this certificate only contains information as required under Tex. Prop. Code §209.004 and may not contain all of the recorded dedicatory instruments for the Association. Prospective purchasers are encouraged to independently examine the Declaration, By-Laws, 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.

FILED and RECORDED

Instrument Number: 2021061974

Filing and Recording Date: 09/20/2021 02:13:47 PM Pages: 4 Recording Fee: \$34.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, which appears to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-clare