

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
TUSCANY WOODS COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The undersigned, being the Managing Agent for Tuscany Woods Community Association, Inc. ("**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: The name of the subdivision is Tuscany Woods.
2. Name of Association: The name of the Association is Tuscany Woods Community Association, Inc.
3. Recording Data for the Subdivision:

Tuscany Woods, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet R, Sheets 78-80 and under Clerk's File No. 2002007803 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Restated and Amended Declaration of Covenants, Conditions, Restrictions and Easements for Tuscany Woods.
 - b. Recording Information:
 - (1) Montgomery County Clerk's File No. 2014002483.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Tuscany Woods Community Association, Inc. c/o Legacy Management Group, 20008 Champion Forest Drive, Suite 703, Spring, Texas 77379.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Legacy Management Group Address: 20008 Champions Forest Drive, Suite 703, Spring, Texas 77379. Phone No.: 832.843.3363. Email Address: meganberry@legacymanagementgroup.net.

7. The Association's Dedicatory Instruments are Available to Members Online at: <https://legacy.cincwebaxis.com/TWCA/documents>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Rush Fee	\$ 150.00
Legacy Transfer Fee	\$ 200.00
Refinance Fee	\$ 200.00
Capitalization Fee [Declaration Article V, Section 5.06.2]	At the time of closing on the sale of each lot, the purchaser shall pay a Capitalization Fee in an amount equal to 50% of the then-current regular annual assessment. The current Capitalization Fee is \$200.00. For future years, the Capitalization Fee amount must be confirmed with the Association.

Executed on this 28th day of February, 2023.

TUSCANY WOODS COMMUNITY
ASSOCIATION, INC.

By: Legacy Management Group, Managing Agent

By: Shane M. Corneff

Printed: Shane M. Corneff

Its: Account Manager

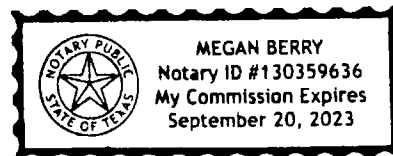
*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a

title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 28th day of February 2023 personally appeared Shane Cornett Account Manager of Legacy Management Group, Managing Agent for Tuscany Woods Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

Megan Berry
Notary Public in and for the State of Texas



E-FILED FOR RECORD

03/21/2023 03:17PM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

03/21/2023



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas