

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
WEST TWIN VILLA NEIGHBORHOODS ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WEST TWIN VILLA NEIGHBORHOODS ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

(1) The names of the subdivisions are:

- a. The Woodlands, Village of Sterling Ridge, Section 88;
- b. The Woodlands, Village of Creekside Park, Section 28;
- c. The Woodlands, Creekside Park West, Section 33;
- d. The Woodlands, Village of Creekside Park, Section 37.

(2) The name of the association is West Twin Villa Neighborhoods Association, Inc.

(3) The subdivisions are recorded in the Map Records of Harris County, Texas, and the Real Property Records of Montgomery County, Texas, as follows:

- a. The Woodlands, Village of Sterling Ridge, Section 88, in the Real Property Records of Montgomery County, Texas, at Instrument No. 2008010626;
- b. The Woodlands, Village of Creekside Park, Section 28, in the Map Records of Harris County, Texas, under Clerk's File No. 20110312042;
- c. The Woodlands, Village of Creekside Park, Section 37, in the Map Records of Harris County, Texas, under Clerk's File No. 20120435268;
- d. The Woodlands, Creekside Park West, Section 33, in the Map Records of Harris County, Texas, under Clerk's File No. 20150309734.

(4) The recording data for the declaration and any amendments to the declaration is as follows:

- a. Declaration of Covenants, Conditions, and Restrictions for West Twin Villa Neighborhoods, filed in the Real Property Records of Montgomery County, Texas, under Instrument No. 2008085982;

- b. Supplemental Declaration of Covenants, Conditions, and Restrictions for West Twin Villa Neighborhoods (Village Creekside Park Section 28 Annexation), filed in the Real Property Records of Montgomery County, Texas, under Instrument No. 2011080379;
- c. Supplemental Declaration of Covenants, Conditions, and Restrictions for West Twin Villa Neighborhoods (Village Creekside Park Section 28 Annexation), filed for record in the Real Property Records of Harris County, Texas, under Clerk's File No. 20110416652;
- d. Supplemental and Amended Declaration of Covenants, Conditions, and Restrictions for West Twin Villa Neighborhoods (Amendment), filed in the Real Property Records of Montgomery County, Texas, under Instrument No. 2011094618;
- e. Supplemental and Amended Declarations of Covenants, Conditions, and Restrictions for West Twin Villa Neighborhoods (Amendment), filed in the Real Property Records of Harris County, Texas, under Clerk's File No. 20120496812;
- f. Supplemental and Amended Declaration of Covenants, Conditions, and Restrictions for West Twin Villa Neighborhoods (Amendment), filed in the Real Property Records of Montgomery County, Texas, under Instrument No. 2012104759;
- g. Supplemental and Amended Declaration of Covenants, Conditions, and Restrictions for West Twin Villa Neighborhoods (Amendment/Village Creekside Park Section 28), filed in the Real Property Records of Harris County, Texas, under Clerk's File No. 20120051421;
- h. Supplemental Declaration of Covenants, Conditions, and Restrictions for West Twin Villa Neighborhoods (Village Creekside Park Section 37 Annexation), filed in the Real Property Records of Harris County, Texas, under Clerk's File No. 20130128070;
- i. Supplemental Declaration of Covenants, Conditions, and Restrictions for West Twin Villa Neighborhoods (Creekside Park West Section 33 Annexation), filed in the Real Property Records of Harris County, Texas, under Clerk's File No. 20150577591.

(5) The name and mailing address of the Association is:

West Twin Villa Neighborhood Association, Inc..
 c/o FirstService Residential Houston
 2925 Briar Park, Suite 700
 Houston, Texas 77042

(6) The name, mailing address, telephone number, and email address of the Association's

Designated Representative is:

- a. FirstService Residential Houston;
- b. 2925 Briar Park, Suite 700, Houston, Texas 77042;
- c. 1-877-253-9689;
- d. Houston@fsresidential.com.

(7) The Association's website address is: <https://westtwinvilla.connectresident.com>

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- a. Resale Certificate Fee: \$375.00;
- b. Resale Certificate Update: \$75.00;
- c. Transfer Fee: \$340.00;
- d. Refinance Fee: \$100.00;
- e. Welcome Packet Fee: \$26.50;
- f. Capitalization Fees, which for 2021, are as follows (you must contact the Association to obtain current capitalization fee amounts):
 - i. Bloomhill neighborhood: \$408.00;
 - ii. Aventura neighborhood: \$522.00;
 - iii. Heron Place neighborhood: \$522.00;
 - iv. Forest Ravine Neighborhood: \$522.00.

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Subdivision and Association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents of the Subdivision or Association, and it does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 23 DAY OF October, 2024.

By: Joni Pursley, Managing Agent for West Twin Villa
Neighborhood Association, Inc., on behalf of FirstService Residential Houston.

Joni Pursley
Print Name

STATE OF TEXAS

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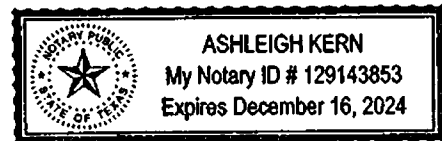
COUNTY OF HARRIS

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BEFORE ME, the undersigned authority, on this day personally appeared Joni Pursley, of FirstService Residential Houston, Managing Agent for West Twin Villa Neighborhood Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 23 day of October, 2024.

Ashleigh Kern
Notary Public, State of Texas



AFTER RECORDING RETURN TO:
MAIA BARTEE
Assistant General Counsel
FirstService Residential
14951 Dallas Pkwy Suite 600 Dallas, TX 75254

RP-2024-400186
Pages 5
10/29/2024 09:07 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$37.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2024-400186