



**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
TWIN VILLAS AT CINCO HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

The undersigned, being the Managing Agent for Twin Villas at Cinco Homeowners Association, Inc., a non-profit corporation ("**Association**") 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 Twin Villas at Cinco.
2. Name of Association: The name of the Association is Twin Villas at Cinco Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Cinco Ranch West, Section Twenty-Nine (29), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under File No. 20040223 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration: *
 - a. Documents:
 - (1) Declaration of Covenants, Conditions, and Restrictions for Twin Villas at Cinco.
 - b. Recording Information:
 - (1) Fort Bend County Clerk's File No. 2005076013.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Twin Villas at Cinco Homeowners Association, Inc. c/o Graham Management, 2825 Wilcrest Drive, Suite 600, Houston, Texas 77042.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Graham Management. Address: 2825 Wilcrest Drive, Suite 600, Houston, Texas 77042. Phone No.: 713.334.8000. Email Address: graham@grahammanagementhouston.com.

7. The Association's Dedicatory Instruments are Available to Members Online at: www.grahammanagementhouston.com.
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	\$ 375.00
Resale Certificate Rush (Same-Day)	\$525.00
Refinance Fee	\$ 325.00
Transfer Fee	\$ 300.00
Payoff/Statement of Account	\$ 175.00
Payoff/Statement of Account Rush (14 Business Days)	\$275.00
Payoff Update	\$75.00
Questionnaire	\$ 375.00
Questionnaire Rush (Same-Day)	\$525.00
Estoppel	\$375.00; \$500 (Rush)
Capitalization Fee [Declaration Article IV, Section 4A]	Each Owner of a Unit other than Declarant, at the time it purchases the Unit from the previous owner, shall be obligated to pay a Capitalization Fee in the amount of two months of the then monthly Assessment to the Association. The amount of the Capitalization Fee for 2025 is \$380.00. For future years, the Capitalization Fee must be confirmed with the Association.

Executed on this 4th day of March, 2025.

**TWIN VILLAS AT CINCO HOMEOWNERS
ASSOCIATION, INC.**

By: Graham Management, Managing Agent

By: Karla Weeden

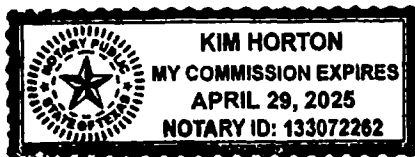
Printed: Karla Weeden

Its: Community 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 4th day of March, 2025 personally appeared Karla Weeden, 2825 Wilcrest Dr #600 for Graham Management, Managing Agent for Twin Villas at Cinco Homeowners 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.



Kim Horton
Notary Public in and for the State of Texas