

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

STATE OF TEXAS                   §  
   §  
COUNTY OF MONTGOMERY      §

NORTH 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 Alden Bridge, Section 92;
- (b) The Woodlands Village of Alden Bridge, Section 97;
- (c) The Woodlands Village of Alden Bridge, Section 99 (Twin Vale);
- (d) The Woodlands Village of Alden Bridge, Section 102 (Twin Vale, Section 102); and
- (e) The Woodlands Village of Sterling Ridge, Section 60 (Burberry Park);

(2) the name of the Association is North Twin Villa Neighborhoods Association, Inc.;

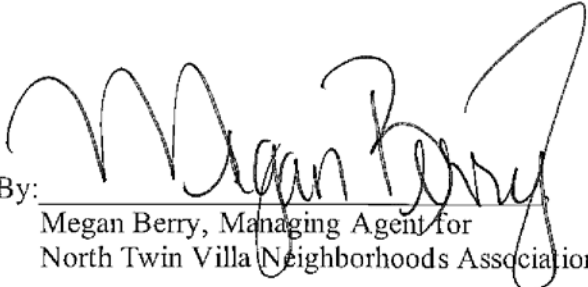
(3) the Subdivision is recorded in the Map and Plat Records of Montgomery County, Texas, as follows:

- (a) The Woodlands, Village of Alden Bridge, Section 92, in Cabinet S, Sheets 186-189;
- (b) The Woodlands, Village of Alden Bridge, Section 97, in Cabinet T, Sheets 56-59;
- (c) The Woodlands, Village of Alden Bridge, Section 99 (Twin Vale), in Cabinet V, Sheets 91-94;
- (d) The Woodlands, Village of Alden Bridge, Section 102 (Twin Vale, Section 102), in Cabinet W, Sheets 13-16;
- (e) The Woodlands, Village of Sterling Ridge, Section 60 (Burberry Park), in Cabinet Y, Sheets 72-75;

(4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Montgomery County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for North Twin Villa Neighborhoods, under Clerk's File No. 2003-057382;
  - (b) Declaration of Covenants, Conditions and Restrictions for North Twin Villa Neighborhoods (Twin Vale), under Clerk's File No. 2004-101058;
  - (c) Supplemental Declaration of Covenants, Conditions and Restrictions for North Twin Villa Neighborhoods (Burberry Park), under Clerk's File No. 2005-127727;
  - (d) Supplemental Declaration of Covenants, Conditions and Restrictions for North Twin Villa Neighborhoods (Twin Vale, Section 102), under Clerk's File No. 2005-089861;
- (5) the name and mailing address of the Association is:
- (a) North Twin Villa Neighborhoods Association, Inc., c/o Legacy Management Group, 20008 Champions Forest Dr., #703, Spring, Texas 77379;
- (6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:
- (a) Legacy Management Group, 20008 Champions Forest Dr., #703, Spring, Texas 77379;
  - (b) (832) 843-3363;
  - (c) [meganberry@legacymanagementgroup.net](mailto:meganberry@legacymanagementgroup.net);
- (7) The Association's website address is: [www.northtwinvilla.com](http://www.northtwinvilla.com);
- (8) The following fees are charged by the Association relating to a property transfer in the Subdivision:
- (a) Transfer Fee - \$325.00;
  - (b) Resale Certificate - \$375.00;
  - (c) Statement of Account - \$100.00;
- (9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform a physical inspection of the property and common areas, prior to purchase. This Management Certificate 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 17<sup>th</sup> DAY OF February, 2025.

By:   
Megan Berry, Managing Agent for  
North Twin Villa Neighborhoods Association, Inc.

STATE OF TEXAS                   §  
   §  
COUNTY OF MONTGOMERY   §

BEFORE ME, the undersigned authority, on this day personally appeared Megan Berry, of Legacy Management Group, Managing Agent for North Twin Villa Neighborhoods 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 17<sup>th</sup> day of February, 2025.



  
Notary Public, State of Texas

**E-RECORDED BY:**  
HOLTTOLLETT, P.C.  
9821 Katy Freeway, Ste. 350  
Houston, Texas 77024

**E-FILED FOR RECORD**

02/18/2025 04:11PM



*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.

**02/18/2025**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas