

PROPERTY OWNERS ASSOCIATION 3rd AMENDED MANAGEMENT CERTIFICATE FOR
TWIN FALLS COMMUNITY ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Harris §

1. Name of Subdivision: Twin Falls
2. Subdivision Location: Harris County
3. Name of Homeowners Association: Twin Falls Community Association, Inc.
4. Recording Data for Association: Twin Falls Subdivision, Section 1, according to the plat thereof to filed and recorded in the county under File No. Z111487, Film Code 597160

Twin Falls Subdivision, Section 2, according to the plat thereof to filed and recorded in the county under File No. 20130416281, Film Code 656241

Twin Falls Subdivision, Section 3, according to the plat thereof to filed and recorded in the county under File No. 20130416282, Film Code 656243

Twin Falls Subdivision, Section 1 Partial Replat No. 1, according to the plat thereof to filed and recorded in the county under File No. 20140406705, Film Code 668011

Twin Falls Subdivision, Section 4, according to the plat thereof to filed and recorded in the county under File No. 20140422732, Film Code 668106

Twin Falls Subdivision, Section 3 Amending Plat No. 1, according to the plat thereof to filed and recorded in the county under File No. 20150178574, Film Code 674368

Twin Falls Subdivision, Section 5, according to the plat thereof to filed and recorded in the county under File No. 20150310254, Film Code 675139

Twin Falls Subdivision, Section 6, according to the plat thereof to filed and recorded in the county under File No. 20150310255, Film Code 675142
5. Recording Data for Declaration: Declaration of Covenants, Conditions and Restrictions for Twin Falls is filed at the county under File No. Z355764, Document No. 300855014

RP-2021-634385

Certificate of Formation of Twin Falls Community Association, Inc. is filed in the Office of the Secretary of State of Texas on June 12, 2006

Bylaws of Twin Falls Community Association, Inc. is filed at the county under Document No. 20080440904

Assignment of Declarant's Rights for Twin Falls is filed at the county under Document No. 20120534051

Supplemental Declaration of Annexation for Twin Falls – Sections 2 and 3 is filed at the county under Document No. 20130552649

Amendment to the Declaration of Covenants, Conditions and Restrictions for Twin Falls is filed at the county under Document No. 20130569056

Supplemental Declaration of Annexation for Twin Falls – Sections 4 is filed at the county under Document No. 20140528347

Supplemental Declaration of Annexation for Twin Falls – Sections 5 and 6 is filed at the county under Document No. 20150422184

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

Additional Dedicatory Instruments for Twin Falls Community Association, Inc. is filed at the county under Document No. 20110538113

The below Twin Falls Community Association, Inc. policy, guidelines, and resolutions are filed under Document No. RP-2019-345836

- Billing Policy and Payment Plan Guidelines
- Records Inspection Policy
- Application of Payments Policy
- Payment Plan Policy
- Conflict of Interest Policy
- E-mail Registration Policy
- Membership Voting Policy
- Violation Enforcement Resolution
- Religious Item Display Guidelines
- Solar Energy Device Guidelines
- Roofing Material Guidelines
- Rainwater Collection Devices Guidelines
- Flag Display Guidelines
- Drought-Resistant Landscaping and Natural Turf Guidelines
- Guidelines for Land Use of Adjacent Lots
- Uncurable Violation Enforcement Resolution

The Twin Falls Community Association, Inc. Pool Rules are filed under Document No. RP-2020-49981

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

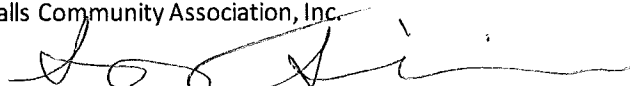
- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 27 day of October, 2021.

Twin Falls Community Association, Inc.

By: 
Shelby Schilleci (of Spectrum Association Management), Managing Agent

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State of Texas §

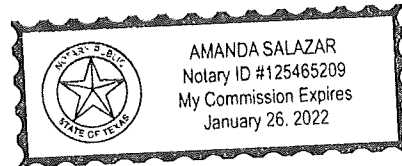
County of Bexar §

This instrument was acknowledged and signed before me on 27th
October, 2021 by Shelby Schilleci, representative of Spectrum Association
Management, the Managing Agent of Twin Falls Community Association, Inc., on behalf of said
association.



Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232



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Pages 5
11/03/2021 10:06 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

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

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