



After recording mail to:  
Paramount Realty & Management  
P.O. Box 23111  
Waco, Texas 76702

**AMENDED MANAGEMENT CERTIFICATE FOR VILLAGES AT  
TWIN RIVERS COMMUNITY ASSOCIATION, INC.**

The Villages at Twin Rivers Community Association, Inc., a Texas nonprofit corporation and the property owners association as set forth under Texas Property Code § 209.001 *et seq*, having previously recorded a management certificate as Document Number 2021037599 in the Official Public Records of McLennan County, hereby files this management certificate pursuant to Section 209.004 of the Texas Property Code:

- (1) The name of the subdivision is: Village at Twin Rivers
- (2) The name of the association is: Villages at Twin Rivers Community Association, Inc.
- (3) The recording data for the subdivision is: Document Nos. 2002003506, 2002003507, 2002003508, 2002003509, 2002003510, 2002003511, 2002003513, 2005002285, 2005025443, and 2007004468 of the Official Public Records of McLennan County, Texas.
- (4) The recording data for the declaration is: Document No. 2002003513
- (5) The address of the association is P.O. Box 23111, Waco, Texas 76702.
- (6) The name and mailing address of the person managing the association or the association's designated representative is Paramount Realty & Management, 6801 Sanger Avenue, Suite 120B, Waco, Texas 76710.
- (7) The additional information which the association considers appropriate includes the following:

Additional information can be found at the management company's website:

[www.paramountrealtytx.com](http://www.paramountrealtytx.com)

The e-mail address for the management company is:

[wacoassociationmanagement@gmail.com](mailto:wacoassociationmanagement@gmail.com)

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(8) Description of fees charged by the association related to property transfer in the subdivision:

Transfer fee: \$100

Information on Subdivision with Resale Certificate: \$250

Administrative data fee \$100

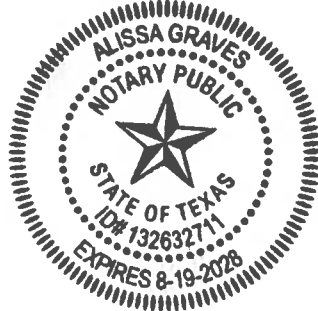
Refinance Statement of Account \$75.00

Signed on March 5, 2025.



Virginia (Ginger) Townley  
Principal Broker/Owner  
Paramount Realty & Management

SWORN TO AND SUBSCRIBED before me on the date identified therein by Virginia (Ginger) Townley on behalf of the homeowner's association described herein.



Alissa Graves  
Notary Public

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS



J. A. "Andy" Harwell, County Clerk

03/06/2025 03:26 PM

Fee: \$19.00

2025006670

AMENDMENT

McLennan County, TX