



DOC #2025012554

## MANAGEMENT CERTIFICATE

This Management Certificate is executed and recorded pursuant to 209.004 of the Texas Property Code

1. The name of the Subdivision is: The Woodlands, Village of Alden Bridge Sections 52, 66, 78, 80 and 88 and The Woodlands, Village of Sterling Ridge, Section 14
2. The name of the Association is: ASSOCIATION OF TWIN VILLA NEIGHBORHOODS, INC. a Texas Non-Profit Corporation.
3. The recording information for the Subdivision is:

Village of Alden Bridge, Section 52 – Plat Cabinet M, Sheet 176  
of the map records Montgomery County, Texas and all amendments thereto

Village of Alden Bridge, Section 66 - Plat Cabinet L, Sheet 153  
of the map records Montgomery County, Texas and all amendments thereto

Village of Alden Bridge, Section 78 - Plat Cabinet N, Sheet 60  
of the map records Montgomery County, Texas and all amendments thereto

Village of Alden Bridge, Section 80 - Plat Cabinet O, Sheet 174  
of the map records Montgomery County, Texas and all amendments thereto

Village of Alden Bridge, Section 88 - Plat Cabinet P, Sheet 198  
of the map records Montgomery County, Texas and all amendments thereto

Village of Sterling Ridge, Section 14 – Plat Cabinet R, Sheet 57  
of Montgomery County, Texas and all amendments thereto

4. The recording information for the Declaration and any amendments to the Declaration is:

### Declaration

County Clerk's File No 99061665 of the Official Records of Real Property  
of Montgomery County, Texas

### Supplemental Declaration

County Clerk's File No 2000023462 of the Official Records of Real Property  
of Montgomery County, Texas (Adding Villa Oaks)

### Supplemental Declaration

County Clerk's File No 2000085385 of the Official Records of Real Property  
of Montgomery County, Texas (Adding Granite Ridge)

### Supplemental Declaration

County Clerk's File No 2001076478 of the Official Records of Real Property  
of Montgomery County, Texas (Adding Camelia Grove)

Supplemental Declaration

County Clerk's File No 2001088347 of the Official Records of Real Property of Montgomery County, Texas (Adding Jasmine Bend)

Supplemental Declaration

County Clerk's File No 2002029267 of the Official Records of Real Property of Montgomery County, Texas (Adding Ledgestone)

5. The mailing address of the Association is:

ASSOCIATION OF TWIN VILLA NEIGHBORHOODS, INC.  
c/o Creative Management Company  
8323 Southwest Freeway #330  
Houston, TX 77074

6. The information for the person managing the Association or the Association's designated representative are:

Creative Management Company  
8323 Southwest Freeway #330  
Houston, TX 77074

Phone Number: 713-772-4420  
Facsimile Number: 713-772-8655  
Email Address: [general@cmctx.com](mailto:general@cmctx.com)  
Web Page: [www.cmctx.com](http://www.cmctx.com)

7. The website address of the Association on which the Association's dedicatory instruments are available is:

- [www.cmctx.com](http://www.cmctx.com)
- An email address must be on file with the association for the homeowner to establish a log-in on the portal

8. Cost due for the transfer of ownership:

\$375.00	Resale Certificate – can be ordered and paid for online
\$ 75.00	Resale Certificate Update within 90 days of Original Certificate
\$225.00	Transfer Fee when Resale Certificate is purchased
\$600.00	Transfer Fee when no Resale Certificate is purchased
\$200.00	Refinance Fee
\$300.00	Mortgage Form or Questionnaire – can be ordered and paid for online
\$100.00	Per Pay-Off Statement in excess of 1 per closing

Dated this 27th day of January, 2025

ASSOCIATION OF TWIN VILLA NEIGHBORHOODS, INC.  
a Texas Non-Profit Corporation

By: \_\_\_\_\_

Jamie Taylor, Manager for Creative Management Company  
as Managing Agent for ASSOCIATION OF TWIN VILLA NEIGHBORHOODS, INC.

STATE OF TEXAS     §  
                                   §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on this 27th day of January, 2025 by Jamie Taylor, Manager for Creative Management Company, managing agent of ASSOCIATION OF TWIN VILLA NEIGHBORHOODS, INC., a Texas Non-Profit Corporation, of behalf of such corporation.



Monique Garza  
Notary Public in and for State of Texas

After recording return to:

Creative Management Company  
8323 Southwest Freeway, Suite 330  
Houston, TX 77074

**FILED FOR RECORD**  
02/11/2025 10:59AM



*L. Brandon Steinmann*  
County Clerk  
Montgomery County, Texas

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was filed in the file number  
sequence on the date and time stamped herein  
by me and was duly RECORDED in the Official Public  
Records of Montgomery County, Texas.

**02/11/2025**



*L. Brandon Steinmann*  
County Clerk  
Montgomery County, Texas