

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

STATE OF TEXAS                   §  
   §  
COUNTY OF MONTGOMERY       §

WEST 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 Sterling Ridge, Section 88;
- b. The Woodlands, Village of Creekside Park, Section 28;
- c. The Woodlands, Creekside Park West, Section 33;
- d. The Woodlands, Village of Creekside Park, Section 37.

(2) The name of the association is West Twin Villa Neighborhoods Association, Inc.

(3) The subdivisions are recorded in the Map Records of Harris County, Texas, and the Real Property Records of Montgomery County, Texas, as follows:

- a. The Woodlands, Village of Sterling Ridge, Section 88, in the Real Property Records of Montgomery County, Texas, at Instrument No. 2008010626;
- b. The Woodlands, Village of Creekside Park, Section 28, in the Map Records of Harris County, Texas, under Clerk's File No. 20110312042;
- c. The Woodlands, Village of Creekside Park, Section 37, in the Map Records of Harris County, Texas, under Clerk's File No. 20120435268;
- d. The Woodlands, Creekside Park West, Section 33, in the Map Records of Harris County, Texas, under Clerk's File No. 20150309734.

(4) The recording data for the declaration and any amendments to the declaration is as follows:

- a. Declaration of Covenants, Conditions, and Restrictions for West Twin Villa Neighborhoods, filed in the Real Property Records of Montgomery County, Texas, under Instrument No. 2008085982;

- b. Supplemental Declaration of Covenants, Conditions, and Restrictions for West Twin Villa Neighborhoods (Village Creekside Park Section 28 Annexation), filed in the Real Property Records of Montgomery County, Texas, under Instrument No. 2011080379;
  - c. Supplemental Declaration of Covenants, Conditions, and Restrictions for West Twin Villa Neighborhoods (Village Creekside Park Section 28 Annexation), filed for record in the Real Property Records of Harris County, Texas, under Clerk's File No. 20110416652;
  - d. Supplemental and Amended Declaration of Covenants, Conditions, and Restrictions for West Twin Villa Neighborhoods (Amendment), filed in the Real Property Records of Montgomery County, Texas, under Instrument No. 2011094618;
  - e. Supplemental and Amended Declarations of Covenants, Conditions, and Restrictions for West Twin Villa Neighborhoods (Amendment), filed in the Real Property Records of Harris County, Texas, under Clerk's File No. 20120496812;
  - f. Supplemental and Amended Declaration of Covenants, Conditions, and Restrictions for West Twin Villa Neighborhoods (Amendment), filed in the Real Property Records of Montgomery County, Texas, under Instrument No. 2012104759;
  - g. Supplemental and Amended Declaration of Covenants, Conditions, and Restrictions for West Twin Villa Neighborhoods (Amendment/Village Creekside Park Section 28), filed in the Real Property Records of Harris County, Texas, under Clerk's File No. 20120051421;
  - h. Supplemental Declaration of Covenants, Conditions, and Restrictions for West Twin Villa Neighborhoods (Village Creekside Park Section 37 Annexation), filed in the Real Property Records of Harris County, Texas, under Clerk's File No. 20130128070;
  - i. Supplemental Declaration of Covenants, Conditions, and Restrictions for West Twin Villa Neighborhoods (Creekside Park West Section 33 Annexation), filed in the Real Property Records of Harris County, Texas, under Clerk's File No. 20150577591.
- (5) The name and mailing address of the Association is: West Twin Villa Neighborhood Association, Inc., c/o FirstService Residential Houston, 2925 Briar Park, Suite 700, Houston, Texas 77042
- (6) The name, mailing address, telephone number, and email address of the Association's Designated Representative is:

- (7) The Association's website address is: <https://westtwinvilla.connectresident.com>
- (8) The following fees are charged by the Association relating to a property transfer in the Subdivision:
- a. Resale Certificate Fee: \$375.00;
  - b. Resale Certificate Update: \$75.00;
  - c. Transfer Fee: \$340.00;
  - d. Refinance Fee: \$100.00;
  - e. Welcome Packet Fee: \$26.50;
  - f. Capitalization Fees, which for 2021, are as follows (you must contact the Association to obtain current capitalization fee amounts):
    - i. Bloomhill neighborhood: \$408.00;
    - ii. Aventura neighborhood: \$522.00;
    - iii. Heron Place neighborhood: \$522.00;
    - iv. Forest Ravine Neighborhood: \$522.00.

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Subdivision and Association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents of the Subdivision or Association, and it 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.

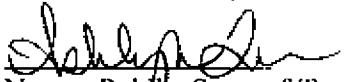
By: Don Pundak, Managing Agent for West Twin Villa  
Neighborhood Association, Inc., on behalf of FirstService Residential Houston.

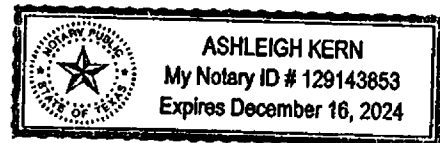
Jon. Pursley

STATE OF TEXAS                 \$  
COUNTY OF MONTGOMERY      \$

BEFORE ME, the undersigned authority, on this day personally appeared Joni Purksley, of FirstService Residential Houston, Managing Agent for West Twin Villa Neighborhood 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 23 day of October, 2024.

  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:  
MAIA BARTEE  
Assistant General Counsel  
FirstService Residential  
14951 Dallas Pkwy Suite 600 Dallas , TX 75254

E-FILED FOR RECORD

10/28/2024 03:47PM



*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.

10/28/2024



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas