



**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
TWINWOOD COMMERCIAL ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

The undersigned, being the Managing Agent for Twinwood Commercial Association, Inc., a non-profit corporation ("**Association**") organized and existing under the laws of the State of Texas, submits the following information which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The real property under the jurisdiction of the Association is commonly referred to as Twinwood (Commercial Property).
2. Name of Association: The name of the Association is Twinwood Commercial Association, Inc.
3. Recording Data for the Subdivision:
 - a. Property described by metes and bounds on Exhibit A attached to the "First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Twinwood (Commercial Property)" recorded in the Official Public Records of Waller County, Texas under Clerk's File No. 2204608 (which Exhibit A is incorporated in this Management Certificate by this reference).
 - b. (Man Diesel Tract) 16.40 acres of land described by metes and bounds on Exhibit A attached to the "Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Twinwood (Commercial Property) Man Diesel Tract" recorded in the Official Public Records of Waller County, Texas under Clerk's File No. 1801649 (which Exhibit A is incorporated in this Management Certificate by this reference).
 - c. 384.45 acres of land described by metes and bounds on Exhibit A attached to the "Annexation Agreement for 384.45 Acres Tract Twinwood (Commercial Property)" recorded in the Official Public Records of Waller County, Texas under Clerk's File No. 1910181 (which Exhibit A is incorporated in this Management Certificate by this reference).
4. Recording Data for the Declaration:*
 - a. Documents:

- (1) First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Twinwood (Commercial Property).
- (2) Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Twinwood (Commercial Property) Man Diesel Tract.
- (3) Annexation Agreement for 384.45 Acres Tract Twinwood (Commercial Property).

b. Recording Information:

- (1) Waller County Clerk's File No. 2204608.
- (2) Waller County Clerk's File No. 1801649.
- (3) Waller County Clerk's File No. 1910181.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Twinwood Commercial Association, Inc. c/o Inframark, 2002 W. Grand Parkway N., Suite 100, Katy, Texas 77449.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Kelly Dixon, Managing Agent. Address: 2002 W. Grand Parkway N., Suite 100, Katy, Texas 77449. Phone No.: 281.870.0585. Email Address: communitymanagement@inframark.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://home.inframark.com/?c=719>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update Fee	\$ 75.00
Transfer Fee	\$ 275.00
Refinance Fee	\$ 100.00
Rush Fee	1 day \$185.00; 3 days \$150.00; 5 days \$125.00
Capitalization Fee [Declaration Article V, Section 5.10]	Each Grantee acquiring title to a Tract agrees to pay to the Association a Capitalization Fee in an amount equal to 100% of the then-current General Assessment.

	<p>The Capitalization Fee shall be payable to the Association on the date of the transfer of title to a Tract. The Capitalization Fee for 2026 is in the amount of \$2,200.00. Some exemptions apply. For future years, the Capitalization Fee must be confirmed with the Association.</p>
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Executed on this 21 day of January, 2026.

TWINWOOD COMMERCIAL ASSOCIATION, INC.

By: Inframark, Managing Agent

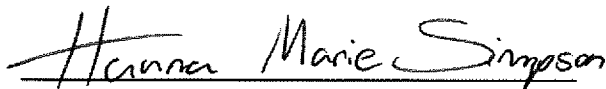

 Kelly Dixon, Managing Agent

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 21st day of Jan., 2026 personally appeared Kelly Dixon, Managing Agent for Inframark, Managing Agent for Twinwood Commercial Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.




 Notary Public in and for the State of Texas