



**ORCHID ESTATES AT TWINWOOD COMMUNITY ASSOCIATION, INC.**  
**MANAGEMENT CERTIFICATE**

THE STATE OF TEXAS       §  
  §  
COUNTY OF FORT BEND     §

The undersigned, being the Managing Agent for Orchid Estates at Twinwood Community Association, Inc., a nonprofit corporation organized and existing under the laws of the State of Texas (the "*Association*"), submits the following information pursuant to Section 209.004 of the Texas Property Code, which information supersedes the information in any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Orchid Estates at Twinwood.
2. Name of Association: The name of the Association is Orchid Estates at Twinwood Community Association, Inc.
3. Recording Data for the Subdivision:
  - a. Property described by metes and bounds on Exhibit A attached to the "Declaration of Covenants, Conditions, and Restrictions for Orchid Estates at Twinwood" recorded in the Official Public Records of Fort Bend County, Texas under Clerk's File No. 2025109675 (which Exhibit A is incorporated in this Management Certificate by this reference).
  - b. Orchid Estates at Twinwood, Section One (1), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under Clerk's File No. 20240182 in the Plat Records of Fort Bend County, Texas, and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:\*
  - a. Document:
    - (1) Declaration of Covenants, Conditions, and Restrictions for Orchid Estates at Twinwood.
    - (2) Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Orchid Estates at Twinwood Section 1.

## b. Recording Information:

- (1) Fort Bend County Clerk's File No. 2025109675.
- (2) Fort Bend County Clerk's File No. 2025109768.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Orchid Estates at Twinwood Community Association, Inc. c/o Inframark, 2002 W. Grand Parkway N., Suite 100, Katy, Texas 77449.
6. Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Kelly Dixon, Managing Agent c/o Inframark. Address: 2002 W. Grand Parkway N., Suite 100, Katy, Texas 77449. Phone No.: 281.870.0585. Email Address: communitymanagement@inframark.com.
7. Association Website: The Association's Dedicatory Instruments are available to Members online at: <https://home.inframark.com/?c=643>.
8. The amount and description of the fees and other charges charged by the Association in connection with a property transfer are as follows:

Description	Fee
Resale Certificate Fee	\$ 375.00
Updated Resale Certificate Fee	\$ 75.00
Transfer Fee	\$ 275.00
Refinance Fee	\$ 100.00
Rush Fee	\$185.00 1 day; \$150.00 3 days; \$125.00 5 days
Capitalization Fee [Declaration Article XV, Section E]	Each Grantee acquiring title to a Lot agrees to pay to the Association a Capitalization Fee in an amount equal to 100% of the then-current Annual Assessment rate to Owners (other than Builders) plus 100% of the then-current Service Area Assessment rate, if applicable. Notwithstanding the foregoing, the Capitalization Fee payable by a Builder acquiring title to a Lot is in an amount equal to the Builder Annual Assessment Rate plus 50% of the then-current Service Area Assessment rate, if applicable. The Capitalization Fee shall be payable

	to the Association on the date of the transfer of title to a Lot. Some exemptions apply. The Capitalization Fee amount must be confirmed with the Association.
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Executed on this 5 day of November, 2025.

**ORCHID ESTATES AT TWINWOOD  
COMMUNITY ASSOCIATION, INC.**

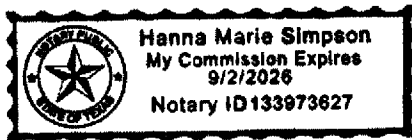
By: Inframark, Managing Agent

Kelly Dixon  
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 5 day of Nov., 2025 personally appeared Kelly Dixon, Managing Agent of Inframark, Managing Agent for Orchid Estates at Twinwood Community 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.



Hanna Marie Simpson  
Notary Public in and for the State of Texas