

**MANAGEMENT CERTIFICATE
FOR TWELVE OAKS SUBDIVISION**

RP-2025-287250
07/23/2025 RP1 \$29.00

THE STATE OF TEXAS §
COUNTY OF HARRIS §

La Reserva Homeowners Association

The undersigned, being the President of La Reserva Homeowners Association a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association.

Twelve oaks Subdivision Section One a subdivision comprising 98.2306 acres, containing 99 lots, 4 blocks and 4 reserves, as depicted on the plat filed on August 24, 2001, under Film Code No. 488026 of the Map Records of Harris County, Texas.

1. Subdivision Information.

- Subdivision Name: Twelve Oaks Subdivision
- County: Harris County, Texas

2. Association Information.

- Name of Property Owners' Association: La Reserva Homeowners Association.
- Type of Entity: Texas Non-Profit Corporation
- Mailing Address of the Association: 20416 W FM 1097 Rd
Montgomery TX 77356

3. Association Contact Information.

- Designated Representative: Roberto Alvarez, President
- Contact Phone Number: 832-764-6121
- Email Address: contact@lareservahoa.com
- Website: lareservahoa.com
- Address: 20416 W FM 1097 Rd.
Montgomery TX 77356

4. Recording Data for the Subdivision.

Twelve Oaks, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof, filed on the 24th day of August 2001, at Film Code No. 488026 of the Map Records of Harris County, Texas.

5. Recording Data for the Declaration.

➤ Declaration, Conditions and Restrictions

Film Code ER027940227 # Pages 38 FILED in File Number 20110474758 on the date 11/10/2011 and at the time 11:34:48 AM; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.

➤ First Amendment to Declaration of Covenants, Conditions and Restrictions

Film Code RP-2020-111688 # Pages 29 FILED on the date 3/11/2020 and at the time 12:35:39 PM; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.

- Second Amendment to Declaration of Covenants, Conditions and Restrictions
Film Code RP-2025-284859 # Pages 43 FILED on the date 7/22/2025 and at the time 2:11:44 PM; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas

6. Property Transfer Fee.

A Transfer Fee of \$500.00 USD shall be due to La Reserva HOA upon the sale, conveyance, or transfer of any lot within Twelve Oaks Subdivision. This fee covers the administrative costs associated with updating ownership records, account ledgers, gate access, and providing association documents.

The fee is due at closing and is typically collected through the title company.

The fee is non-refundable and does not apply to transfers between spouses, inheritance, or trustee-to-beneficiary, unless otherwise stated.

Failure to pay the transfer fee may result in a delay in providing resale certificates, access credentials, or updated HOA account information.

7. Amendment and Notice.

This Management Certificate is subject to amendment. Any future amendment or updated information shall be recorded in the Official Public Records of Harris County, Texas, and posted on the Association's website in accordance with Texas Property Code §209.004.

Executed in Harris County, Texas, on the 23rd day of July 2025, by authority of the Board of Directors of La Reserva HOA, for the Twelve Oaks Subdivision.

LA RESERVA HOA

By: _____

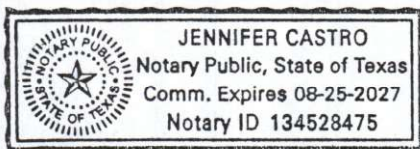
Roberto Alvarez
President

THE STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Roberto Alvarez, known to me to be the person whose name is subscribed to the foregoing instrument, and who, being duly sworn by me, acknowledged to me that he is President of La Reserva HOA, and that he executed the same on behalf of said Association as its voluntary act and deed, and with full authority to do so, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 23rd day of July 2025, in Harris County, Texas.

Notary Public, State of Texas



AFTER RECORDING RETURN TO:
La Reserva Homeowners Association
20416 W FM 1097 Rd
Montgomery TX 77356

MANAGEMENT CERTIFICATE FOR TWELVE OAKS SUBDIVISION

FILED FOR RECORD

3:17:07 PM

Wednesday, July 23, 2025

Leneshia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Wednesday, July 23, 2025



Leneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS