



PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
VERANDA TWIN VILLAS COMMUNITY ASSOCIATION, INC

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

Veranda Twin Villas Community 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 name of the Subdivision is Veranda Twin Villas;
- (2) the name of the Association is Veranda Twin Villas Community Association, Inc.;
- (3) the subdivision is recorded in the Real Property Records of Fort Bend County, Texas, as follows:
 - (a) Veranda, Section 6, under Instrument No. 20170107;
 - (b) Veranda, Section 16, under Instrument No. 20180141.
- (4) The recording data for the declaration and any amendments to the declaration is as follows:
 - (a) Declaration of Covenants, Conditions and Restrictions for Veranda Twin Villas, under Instrument No. 2017096563;
 - (b) Supplemental Declaration of Covenants, Conditions and Restrictions Annexation of Veranda Section 16, under Instrument No. 2018085427.
- (5) The name and mailing address of the Association is: Veranda Twin Villas Community Association, Inc. c/o Montage Community Services, 7002 Riverbrook Dr. Ste. 400, Sugar Land, Texas 77479;
- (6) The name, mailing address, and email address of the Association's designated representative is:

(a) Montage Community Services, 7002 Riverbrook Dr. Ste. 400, Sugar Land, Texas 77479;

(b) (281) 232-7659;

(c) Jackie.williams@montagecs.com

(7) The Association's website address is: <http://verandatwinvillascai.frontsteps.com/>

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

(a) Resale Certificate Fee: \$225.00;

(b) Updated Resale Certificate Fee: \$75.00;

(c) Transfer Fee: \$225.00;

(d) Refinance Fee: \$100.00;

(e) Capitalization Fee: \$480.00.

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate 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.

(10) The subdivisions identified in this management certificate are also subject to the Veranda Community Association, Inc. (a master association), please review the management certificate for Veranda Community Association, Inc., to obtain any additional information regarding fees and other items for that Association.

SIGNED THIS 22 DAY OF September, 2025.

By Jackie Williams, on behalf of
Montage Community Services, Managing Agent for
Veranda Twin Villas Community Association, Inc.

Jackie Williams
Print Name

STATE OF TEXAS

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COUNTY OF FORT BEND

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BEFORE ME, the undersigned authority, on this day personally appeared JACKIE WILLIAMS, of Montage Community Services, Managing Agent for Veranda Twin Villas Community 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 22 day of September, 2025.

[Signature]
Notary Public, State of Texas

