



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

STATE OF TEXAS §

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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's. 20170107 and 2017056110;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Fort Bend County, Texas, as follows:
 - (a) First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Veranda (Residential Property), under Instrument No. 2017060557;
 - (b) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Veranda (Residential Property), Section Six;
 - (c) Declaration of Covenants, Conditions and Restrictions for Veranda Twin Villas, under Instrument No. 2017096563;
 - (d) Certificate of Filing of Veranda Twin Villas Community Association, under Instrument No. 2018005485;
 - (e) By-Laws of Veranda Twin Villas Community Association, under Instrument No's. 2018005485 and 2021112572;
 - (f) Certificate of Corporate Resolution of Veranda Twin Villas Community Association, Collection/Payment Plan Policy, under Instrument No. 2018007392;

- (g) Certificate of Adoption of Document Retention Policy of Veranda Twin Villas Community Association, under Instrument No. 2018007423;
- (h) Certificate of Adoption of Records Production and Copying Policy of Veranda Twin Villas Community Association, under Instrument No. 2018007381;
- (i) Certificate of Adoption of Flag Display Guidelines of Veranda Twin Villas Community Association, under Instrument No. 2018007431;
- (j) Certificate of Adoption of Rainwater Harvesting System Guidelines of Veranda Twin Villas Community Association, under Instrument No. 2018007387;
- (k) Certificate of Adoption of Solar Energy Devices Guidelines of Veranda Twin Villas Community Association, under Instrument No. 2018007393;
- (l) Certificate of Adoption of Shingle Criteria of Veranda Twin Villas Community Association, under Instrument No. 2018007398;
- (m) Certificate of Adoption of Standby Electric Generator Guidelines of Veranda Twin Villas Community Association, under Instrument No. 2018007382;

(5) the name and mailing address of the Association is:

- (a) Veranda Twin Villas Community Association, Inc., c/o LEAD Association Management, Inc. 13231 Champion Forest Drive, Suite 112, Houston, Texas 77069;

(6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

- (a) LEAD Association Management, Inc. 13231 Champion Forest Drive, Suite 112, Houston, Texas 77069;
- (b) (281) 857-6027;
- (c) info@lead-inc.com;

(7) The Association's website address is: <https://verandaliving.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) Update Resale Certificate Fee - \$75.00;

- (c) Transfer Fee - \$175.00;
- (d) Refinance Fee- \$100.00;
- (e) Veranda CAI Foundation Fee – 0.50% of gross selling price of property within the Subdivision;
- (f) Veranda Twin Villas CAI Capitalization Fee - \$475.00;
- (g) Veranda CAI Capitalization Fee - \$990.00;

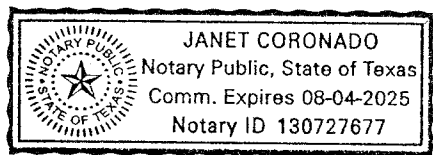
(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Subdivision and Association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list 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. The Association's Dedicatory Instruments are available generally for viewing online at the above listed web address, however the documents listed there also do not purport to identify every publicly recorded document affecting the Subdivision or Association either.

SIGNED THIS 11 DAY OF October, 2021.

By: [Signature], on behalf of
LEAD Association Management, Inc., Managing Agent for
Veranda Twin Villas Community Association, Inc.

Kelsey Life
Print Name

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BEFORE ME, the undersigned authority, on this day personally appeared Kelsey Life, of LEAD Association Management, Inc., 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 11th day of October, 2021.

[Signature]
Notary Public, State of Texas

E-RECORDED BY:
HOLT & YOUNG, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024