

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**THE VILLAGE AT TUSCAN LAKES HOMEOWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS       §  
  §  
COUNTY OF GALVESTON   §

The undersigned, being the Managing Agent for The Village at Tuscan Lakes Homeowners Association, Inc., 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:

1. Name of Subdivision: The name of the subdivision is The Village at Tuscan Lakes.
2. Name of Association: The name of the Association is The Village at Tuscan Lakes Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a. The Village at Tuscan Lakes, Section One (1), a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 2006A, Map Nos. 83-86 of the Map Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.
  - b. The Village at Tuscan Lakes, Section Two (2), Phase Two (2), a subdivision in Galveston County, Texas according to the map or plat thereof recorded under Document No. 2009054476 of the Map Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.
  - c. The Village at Tuscan Lakes, Section Two (2), Phase Three (3), a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 2010A, Map No. 50951 of the Map Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.
  - d. The Village at Tuscan Lakes, Section Three (3), Phase One (1), a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 2013A, Map Nos. 47-48 of the Map Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.

- e. The Village at Tuscan Lakes, Section Three (3), Phase Two (2), a subdivision in Galveston County, Texas according to the map or plat thereof recorded under Document No. 2015046592 of the Map Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.
- f. The Village at Tuscan Lakes, Section Four (4), Phase One (1), a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 2013A, Map Nos. 24-25 of the Map Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.
- g. The Village at Tuscan Lakes, Section Four (4), Phase Two (2), a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 2014A, Map Nos. 22-23 of the Map Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:\*

a. Documents:

- (1) Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Village at Tuscan Lakes.
- (2) Supplemental Declaration of Covenants, Conditions and Restrictions of The Village at Tuscan Lakes, Section Two, Phase Two.
- (3) Annexation Agreement The Village at Tuscan Lakes, Section Two, Phase Two.
- (4) Supplemental Declaration Providing for Annexation The Village at Tuscan Lakes, Section 2, Phase 3 into The Village at Tuscan Lakes Homeowners Association, Inc.
- (5) Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for The Village at Tuscan Lakes.
- (6) Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for The Village at Tuscan Lakes.
- (7) Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for The Village at Tuscan Lakes.

b. Recording Information:

- (1) Galveston County Clerk's File No. 2022004683.
- (2) Galveston County Clerk's File No. 2010003562.
- (3) Galveston County Clerk's File No. 2010003563.
- (4) Galveston County Clerk's File No. 2010034360.
- (5) Galveston County Clerk's File No. 2013063339.
- (6) Galveston County Clerk's File No. 2014038374.

(7) Galveston County Clerk's File No. 2015063228.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is The Village at Tuscan Lakes Homeowners 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, Director of Community Management c/o Inframark. Address: 2002 W. Grand Parkway N., Suite 100, Katy, Texas 77449. Phone No.: 281.870.0585. Email Address: customercare@inframark.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: [engage.goenumerate.com/s/thevillageattuscanlakes/](http://engage.goenumerate.com/s/thevillageattuscanlakes/).
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	\$185.00 1 day; \$150.00 3 days; \$125.00 5 days
Foundation Payment [Declaration Article XV]	Upon the sale or transfer of title to a lot a Foundation Payment shall be due and payable to the Association at the time of closing. The amount of the Foundation Payment is 0.25% of the sale price of the lot and shall be established by the Association on an annual basis. The Foundation Payment may not be greater than 1% of the sale price of the lot. Some exemptions apply. The Foundation Payment amount must be confirmed with the Association.

Executed on this 2 day of January, 2024.

**THE VILLAGE AT TUSCAN LAKES  
HOMEOWNERS ASSOCIATION, INC.**

By: Inframark, Managing Agent

By: Kelly Dixon  
Kelly Dixon, Dir. of Community Management

\*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 2 day of Jan, 2024 personally appeared Kelly Dixon, Director of community Management for Inframark, Managing Agent for The Village at Tuscan Lakes Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Sharon Ann Griffith  
Notary Public in and for the State of Texas

## FILED AND RECORDED

Instrument Number: 2024001437

Recording Fee: 37.00

Number Of Pages: 5

Filing and Recording Date: 01/10/2024 12:30PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink, reading "Dwight D. Sullivan". The signature is fluid and cursive, with a large, sweeping "S" at the end.

Dwight D. Sullivan, County Clerk  
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*