



**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**

for

**Talia Wood Patio Homes Community Association, Inc.**  
(Pursuant to TEXAS PROPERTY CODE Section 209.004)

1. Name of Subdivision: Talia Wood Patio Homes
2. Name of Association: Talia Wood Patio Homes Community Association, Inc.
3. Recording Data for the Subdivision:

Talia Wood Patio Homes, according to the map or plat thereof recorded in Plat No. 20130198, in the Map Records of Fort Bend County, Texas.

4. Recording Data for the Declaration:

Declaration of Covenants, Conditions, Restrictions and Easements for Talia Wood Patio Homes, recorded under Clerk's File No. 2015120742 in the real property records of Fort Bend County, Texas.

First Amendment of Declaration of Covenants, Conditions, Restrictions and Easements for Talia Wood Patio Homes, recorded under Clerk's File No. 2018076103 in the real property records of Fort Bend County, Texas.

5. Name and Mailing Address of the Association:

Talia Wood Patio Homes Community Association, Inc.  
c/o Montage Community Services  
7002 Riverbrook Drive, Suite 400  
Sugar Land, TX 77479

6. The name, mailing address, telephone number and email address of the person managing the Association or the Association's designated representative:

Montage Community Services  
7002 Riverbrook Drive, Suite 400  
Sugar Land, TX 77479  
Phone: 281-232-7659  
Email: [info@montagecs.com](mailto:info@montagecs.com)

7. The website address where homeowners may access the Association's dedicatory instruments:

[taliawood.frontsteps.com](http://taliawood.frontsteps.com)

8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Transfer Fee - \$225.00  
Refinance Fee - \$75.00  
Resale Certificate - \$75.00  
Resale Certificate Updates - \$75.00

Date: 12/31/2024

TALIA WOOD PATIO HOMES COMMUNITY  
ASSOCIATION, INC.

Maria Canuto

Maria Canuto, Managing Agent

STATE OF TEXAS §

COUNTY OF FORT BEND §

This instrument was acknowledged before me on 12/31/24 by  
Maria Canuto, Managing Agent for Talia Wood Patio Homes Community Association,  
Inc., a Texas nonprofit corporation, on behalf of said corporation.

[Signature]  
NOTARY PUBLIC, STATE OF TEXAS

7356.0006/jb

Return to:

Montage Community Services  
7002 Riverbrook Drive, Suite 400  
Sugar Land, TX 77479  
Phone: 281-232-7659  
Email: info@montagecs.com

