



PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
TALIA WOOD PATIO HOMES COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

TALIA WOOD PATIO HOMES 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 Talia Wood Patio Homes;
- (2) the name of the Association is Talia Wood Patio Homes Community Association, Inc.;
- (3) the subdivision is recorded in the Plat Records of Fort Bend County, Texas, as follows:
 - (a) Talia Wood Patio Homes, under Instrument No. 20130198;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Fort Bend County, Texas, as follows:
 - (a) Declaration of Covenants, Conditions, Restrictions and Easements for Talia Wood Patio Homes, under Clerk's File No. 2015120742;
 - (b) First Amendment of Declaration of Covenants, Conditions, Restrictions and Easements for Talia Wood Patio Homes, under Clerk's File No. 2018076103;
- (5) the name and mailing address of the Association is:
 - (a) Talia Wood Patio Homes Community Association, Inc. c/o Sterling Association Services, Inc., 6842 N. Sam Houston Pkwy W., Houston, Texas 77064;
- (6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:
 - (a) Sterling Association Services, Inc., 6842 N. Sam Houston Pkwy W., Houston, Texas 77064;
 - (b) (832) 678-4500;

(c) servicedesk@sterlingasi.com;

(7) The Association's website address is:

https://sterlingasi.com/

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

- (a) Transfer Fee - \$220.00;
- (b) Refinance Fee - \$50.00;
- (c) Resale Certificate - \$225.00;
- (d) 24 Hour Expedited Fee - \$50.00;
- (e) Updated Resale Certificate Fee (from 1 to 180 business days) - \$75.00;

(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.

SIGNED THIS 10th DAY OF May, 2022.

By: [Signature], on behalf of
Sterling Association Services, Inc., Managing Agent for
Talía Wood Patio Homes Community Association, Inc.

Allison Chen

Print Name

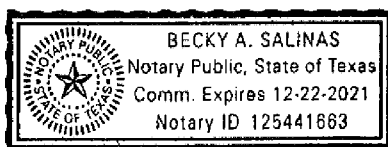
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BEFORE ME, the undersigned authority, on this day personally appeared Allison Chen, of Sterling Association Services, Inc., Managing Agent for Talía Wood Patio Homes Community Association, Inc. and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 10th day of May, 2022.



[Signature]
Notary Public, State of Texas

E-RECORDED BY:

HOLT & YOUNG, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024