



THE STATE OF TEXAS §

COUNTY OF BURNET §

**MANAGEMENT CERTIFICATE PURSUANT
TO SECTION 209.004, TEXAS PROPERTY CODE**

TWIN ISLES PROPERTY OWNERS ASSOCIATION, INC., a Texas Non-profit Corporation and Property Owners' Association as defined by Chapter 209, Texas Property Code, hereby files this management certificate as required by Section 209.004, Texas Property Code:

- 1) The name of the subdivision is: **Twin Isles**
- 2) The name of the association is: **Twin Isles Property Owners Association, Inc.**
- 3) The recording data for the subdivision is:
 - a) Plat for subdivision was recorded in Volume 2, Page 40 of Plat Records of Burnet County, Texas dated April 9, 1968.
 - b) Re-plat for Lots B1 & C1, recorded as Document 201910785, Plat Records of Burnet County, Texas dated October 8, 2019.
 - c) Re-plat for Lot 61A, recorded as Document 202000014, Plat Records of Burnet County, Texas dated January 2, 2020.
 - d) Re-plat for Lot 148A, recorded as Document 202010603, Plat Records of Burnet County, Texas dated August 25, 2020.
- 4) The recording data for the declaration is:

By-Laws of Twin Isles Property Owners Association, Inc., and Covenants, Restrictions, Charges and Liens of Twin Isles Subdivision, recorded as Document Number 202408340, Official Public Records of Burnet County on August 20, 2024 and Amended Bylaws , recorded as Document Number 202509216 on September 12, 2025.
- 5) The name of the Association is **TWIN ISLES PROPERTY OWNERS ASSOCIATION, INC.**, and the mailing address of the association is P. O. Box 1112, Kingsland, TX 78639-1112.
- 6) The person managing the association or the association's designated representative is: Brad Kimmell , P. O. Box 1112, Kingsland, TX 78639-1112. Email: board@twin-isles.com. Phone: (512)791-7303
- 7) The Registered Agent is Harold Daniels, P. O. Box 1112, Kingsland, TX 78639-1112. Email: board@twin-isles.com.
- 8) The dedicatory instruments are published on the association's website www.twin-isles.com.

- 9) Other information the association considers appropriate is:
- a) Corporate Charter filed in the Office of the Secretary of State of Texas on March 3, 2011, File No. 801391179.
 - b) Recording history for the declaration is:
 - i) Restrictive Covenants and Easements for Twin Isles, recorded in Volume 181, Pages 430-432 of Deed of Records of Burnet County, May 7, 1970.
 - ii) Restrictive Covenants and Easements for Mobile Home Park for Twin Isles Subdivision, recorded in Volume 182, pages 616-619 of Deed of Records of Burnet County on July 15, 1970.
 - iii) Amendment to Restrictive Covenants and Easements for Twin Isles, recorded in Volume 282, Pages 608-612 of Deed of Records of Burnet County, Texas on March 23, 1981.
 - iv) Amendment to Restrictive Covenants and Easements for Twin Isles, recorded as Document Number 0036365, Official Public Records of Burnet County, Texas, filed on March 27, 2003.
 - v) Amendment to Restrictive Covenants and Easements for Twin Isles, recorded as Document Number 201308926, Official Public Records of Burnet County, Texas, filed on October 17, 2013.
 - vi) Amendment to By-Laws of Twin Isles Property Owners Association, Inc., and Covenants, Restrictions, Charges and Liens of Twin Isles Subdivision, recorded as Document Number 201909412, Official Public Records of Burnet County on September 5, 2019.
 - vii) Amendments to By-Laws and Restrictive Covenants and Easements for Twin Isles, recorded as Document 2022164655, Official Records of Burnet County, Texas, filed December 1, 2022.
 - viii) Amendment to Bylaws of Twin Isles Property Owners Association, Inc. and Covenants, Restrictions, Charges and Liens of Twin Isles Subdivision recorded as Document 202300899, Official Records of Burnet County, Texas filed January 26, 2023.
 - ix) Amendment to Bylaws of Twin Isles Property Owners Association, Inc. and Covenants, Restrictions, Charges and Liens of Twin Isles Subdivision recorded as Document 202408340, Official Records of Burnet County, Texas filed August 20, 2024.
 - x) Amendments to Bylaws of Twin Isles Property Owners Association, Inc. recorded as Document 2025 , Official Records of Burnet County, Texas filed September , 2025. No amendments to the covenants were made.
 - c) Twin Isles Property Owners Association, Inc. charges \$375.00 for resale certificate and \$75 for updated resale certificate related to the transfer of property.

SIGNED this 21 day of September, 2026

**TWIN ISLES PROPERTY OWNERS
ASSOCIATION, INC.,**

By

David Kassabian, President

THE STATE OF TEXAS

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COUNTY OF ~~BURNET~~ Uano

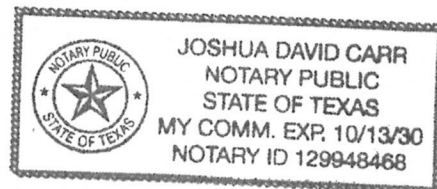
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The above instrument was acknowledged before me by David Kassabian of
TWIN ISLES PROPERTY OWNERS ASSOCIATION, INC. on this 21st day of September,
2026.

Joshua David Carr
Notary Public in and for the State of Texas

After Filing Return to:
Twin Property Owners
Association, Inc.
P. O. Box 1112
Kingsland, TX 78639-1112



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 202609996

CERT Fee: \$33.00
09/21/2026 01:34 PM

Vicinta Stafford 

Vicinta Stafford, County Clerk
Burnet County, Texas