

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 126211

ERecordings-RP

CERTIFICATE

Recorded On: November 29, 2023 09:07 AM

Number of Pages: 5

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" Examined and Charged as Follows: "

Total Recording: \$42.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 126211  
Receipt Number: 20231129000051  
Recorded Date/Time: November 29, 2023 09:07 AM  
User: John C  
Station: Station 25

**Record and Return To:**

Simplifile



STATE OF TEXAS  
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

**SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
AVALON AT ARGYLE RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer or managing agent of Avalon at Argyle Residential Community, Inc., a Texas nonprofit corporation (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES OF AVALON AT ARGYLE RESIDENTIAL COMMUNITY, INC., INCLUDING BUT NOT LIMITED TO THOSE RECORDED UNDER DOCUMENT NOS. 2021-162442 AND 2023-3020, OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS.

1.     The name of the subdivision: Avalon at Argyle.
2.     The name of the Association: Avalon at Argyle Residential Community, Inc., a Texas nonprofit corporation.
3.     The recording data for the subdivision: All of that certain real property located in Denton County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Avalon at Argyle, recorded under Document No. 2021-159473, Official Public Records of Denton County, Texas, as may be amended from time to time (the “**Declaration**”).
4.     The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Second Amended and Restated Management Certificate.
5.     The name and mailing address of the Association: Avalon at Argyle Residential Community, Inc., c/o VCM, Inc., 5757 Alpha Road, Suite 680, Dallas, Texas 75240.
6.     The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Avalon at Argyle Residential Community, Inc. c/o VCM, Inc.
Mailing Address:	5757 Alpha Road, Suite 680, Dallas, Texas 75240
Attn:	Amber Anderson
Telephone Number:	972-612-2303
Email Address:	amber@vcmtexas.com

7.     Website to access the Association’s dedicatory instruments:  
avalon@argylehoa.com

8. Amount and description of fees related to property transfer in the subdivision:  
The Association fees are in the following amounts:

Working Capital Assessment (New Home Owner) - \$250.00

Working Capital Assessment (Resale Owner) - one-half of the annual Regular Assessments

Reserve Fund Contribution (New Home Owner) - \$500.00

Transfer Fee - \$175.00

Resale Certificate Fee - \$340.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

*[SIGNATURE PAGE FOLLOWS]*

EXECUTED to be effective on the date this instrument is Recorded.

AVALON AT ARGYLE RESIDENTIAL COMMUNITY,  
INC.,

a Texas nonprofit corporation

By: [Signature]  
Name: Justin Bosworth  
Title: Director

STATE OF TEXAS

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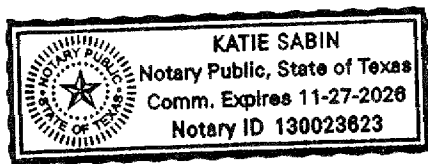
COUNTY OF Tarrant

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This instrument was acknowledged before me on the 28 day of November, 2023 by Justin Bosworth, the Director of Avalon at Argyle Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



[Signature]  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Avalon at Argyle, recorded under Document No. 2021-159473, Official Public Records of Denton County, Texas.
  - (a) First Amendment to Declaration of Covenants, Conditions and Restrictions for Avalon at Argyle, recorded under Document No. 2023-2981, Official Public Records of Denton County, Texas.
2. Avalon at Argyle Community Manual, recorded under Document No. 2021-161721, Official Public Records of Denton County, Texas.
  - (a) Avalon at Argyle Adoption First Supplement to Community Manual, recorded under Document No. 2023-115445, Official Public Records of Denton County, Texas.
3. Notice of Plat Recordation for Avalon at Argyle [Phase I], recorded under Document No. 2021-161722, Official Public Records of Denton County, Texas.
4. Avalon at Argyle Adoption of Working Capital Assessment, recorded under Document No. 2023-2984, Official Public Records of Denton County, Texas.
5. Avalon at Argyle Adoption of Reserve Fund Contribution, recorded under Document No. 2023-2985, Official Public Records of Denton County, Texas.
6. Notice of Plat Recordation for Avalon at Argyle [Phases II and III], recorded under Document No. 2023-84840, Official Public Records of Denton County, Texas.
7. Avalon at Argyle Notice of Easement and Designation of Common Area [Fencing Improvements], recorded under Document No. 2023-126133, Official Public Records of Denton County, Texas.

ATTACHMENT 1

AVALON AT ARGYLE RESIDENTIAL COMMUNITY, INC.  
SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE