

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
AVALON TERRACE COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

Avalon Terrace Community Association, Inc., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to Section 209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) The subdivision is commonly known as Avalon Terrace.
- (2) The name of the Association is Avalon Terrace Community Association, Inc., Inc.
- (3) The subdivision is recorded in the Real Property Records of Brazoria County, Texas, as follows:
 - (a) Avalon Terrace Section One, under Document No. 2004069479;
 - (b) Avalon Terrace Section Two, under Document No. 2006038849;
 - (i) amended at Document No. 2006051716;
 - (c) Avalon Terrace Section Three, under Document No. 2007014412;
 - (d) Avalon Terrace Section Four, under Document No. 2014004766;
 - (e) Avalon Terrace Section Five, under Document No. 2015007042;
 - (f) Avalon Terrace Section Six, under Document No. 2016043896.
- (4) The Declarations and any amendments thereto are recorded in the Real Property Records of Brazoria County, Texas, as follows:
 - (a) Declaration of Covenants, Conditions and Restrictions for Avalon Terrace, under Document No. 2005021645;
 - (b) Declaration of Annexation, Avalon Terrace, Section Two, under Document No. 2006041369;
 - (c) Declaration of Annexation, Avalon Terrace, Section Three, under Document No. 2007025733;

- (d) Declaration of Annexation, Avalon Terrace, Section Four, under Document No. 2014007849;
- (e) Declaration of Annexation, Avalon Terrace (52.3 Acre Tract), under Document No. 2011035688;
- (f) Declaration of Annexation, Avalon Terrace, Section Five, under Document No. 2015010746;
- (g) Declaration of Annexation, Avalon Terrace, Section Six, under Document No. 2016046492;
- (h) Amendment to the Declaration of Covenants, Conditions, and Restrictions for Avalon Terrace, under Document No. 2018060786.

(5) The name and mailing address of the Association is:

- (a) Avalon Terrace Community Association, Inc., c/o Crest Management Company, 17171 Park Row, Suite 310, Houston, Texas 77084.

(6) The name, mailing address, telephone number, and email address of the Association's Designated Representative is:

- (a) Crest Management Company;
- (b) 17171 Park Row, Suite 310, Houston, Texas 77084;
- (c) (281) 945-4659;
- (d) carolyn.bonds@crest-management.com

(7) The Association's website address is:

<https://www.crest-management.com/Communities/Avalon-Terrace-Community-Association>

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

- (a) Resale Certificate: \$375.00;
- (b) Resale Certificate Update: \$75.00;
- (c) Certified Statement of Account: \$295.00
- (d) Rush Fee: \$100.00.

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the subdivision, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents of the subdivision, and

it does not purport to identify every publicly recorded document affecting the subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 27th DAY OF March, 2025.

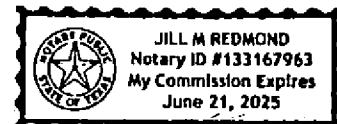
By: Carolyn Bonds, Crest Management Company, for Avalon Terrace Community Association, Inc.:

/s/ Carolyn Bonds

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the 27 day of March, 2025, by Carolyn Bonds, Managing Agent, Crest Management Company, for Avalon Terrace Community Association, Inc.

Jill M. Redmond
Notary Public, State of Texas



FILED and RECORDED

Instrument Number: 2025016420

Filing and Recording Date: 04/10/2025 03:04:44 PM Pages: 4 Recording Fee: \$33.00

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



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

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

cclerk-kara