

CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
for
AFTONWOOD CONDOMINIUM ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the President of Aftonwood Condominium Association, a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code, which supersedes any prior Management Certificate filed by the Association:

1. Name of Condominium: The name of the condominium is Aftonwood Condominiums.
2. Name of Association: The name of the Association is Aftonwood Condominium Association.
3. Location of Condominium: The location of the condominium is 4711-4723 Aftonshire, Houston, Harris County, Texas 77027.
4. Recording Data for the Declaration: *
 - a. Documents:
 - (1) Condominium Declaration for Aftonwood Condominiums.
 - b. Recording Information:
 - (1) Volume 68, Page 53, *et seq.* in the Condominium Records of Harris County, Texas.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Aftonwood Condominium Association c/o Team Plus, 1811 Plantation Pl., Baytown, Texas 77523.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Team Plus. Address: 1811 Plantation Pl., Baytown, Texas 77523. Phone No.: 713.662.8528. Email Address: aftonwoodc@outlook.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://www.appfolio.com>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Unit Transfer:

Description	Fee
Resale Certificate	\$ 375.00
Resale Certificate Update (within 90 days of original)	\$ 75.00
Transfer Fee	\$ 300.00
Refinance Fee	\$ 200.00
Mortgage/Lender Form Questionnaire	\$ 300.00
Per Pay-Off Statement (in excess of 1 per closing)	\$ 100.00
Rush Fee	\$175.00 1 day expedite; \$125.00 3 day expedite
Certificate of Compliance Inspection	\$225.00 1 day; \$125.00 5 days
Reinspection for Compliance (within 30 days of original inspection)	\$ 50.00
Reinspection for Compliance (optional rush fee)	\$ 225.00

9. Other Information the Association Considers Important: None.

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

Executed on this 30 day of September, 2025.

AFTONWOOD CONDOMINIUM
ASSOCIATION

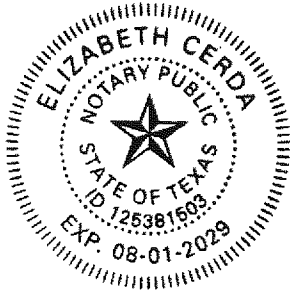
By: 

Printed: John McGettys

Its: President

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

BEFORE ME, the undersigned notary public, on this 30 day of September 2025 personally appeared John McGettigan, President of Aftonwood Condominium Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



E. Cerda

Notary Public in and for the State of Texas

RP-2025-398581
Pages 4
10/07/2025 01:15 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2025-398581