

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

for

AVALON AT FRIENDSWOOD COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

WHEREAS section 209.004 of the Texas Property Code (the “Code”) requires that a property owners' association file a management certificate in the real property records of the county in which the property is located, and

WHEREAS Avalon at Friendswood Community Association, Inc., a non-profit corporation (the “Association”), is a property owners' association as defined in section 209.003 of the Code and has property located in Galveston County, Texas,

NOW THEREFORE, the undersigned, being the Managing Agent for the Association, submits the following information pursuant to Section 209.004 of the Code which supersedes any prior Management Certificate filed by the Association.

1. Name of the subdivision.

The name of the subdivisions collectively known as Avalon at Friendswood are as follows:

Subdivision Name
Avalon at Friendswood Section 1
Avalon at Friendswood Section 2

2. Name of the association.

Avalon at Friendswood Community Association, Inc.

3. Recording data for the subdivision.

The recording data in the Plat Records of Galveston County, Texas are as follows:

Plat Name	Filing Date	Clerk File Number
Avalon at Friendswood Section 1	12/16/2021	2021090827
Avalon at Friendswood Section 2	11/16/2022	2022070749

4. Recording data for the declaration and any amendments to the declaration.

The recording data in the Real Property Records of Galveston County, Texas are as follows:

Document Name	Filing Date	Clerk File Number
First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Avalon at Friendswood	03/13/2023	2023011278

5. Name and mailing address for the association.

Avalon at Friendswood Community Association, Inc.
c/o C.I.A. Services, Inc.
18333 Timber Forest Drive
Humble, TX 77346

6. Name, mailing address, telephone number and email address of the person managing the association or its designated representative.

C.I.A. Services, Inc.
 18333 Timber Forest Drive
 Humble, TX 77346

Telephone: 713-981-9000
 Email: CustomerCare@ciaservices.com

7. Website address of any internet website on which the association’s dedicatory instruments are available.

www.ciaservices.com

8. Amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision.

The following fees may be charged relating to a property transfer. Those marked as optional are only required if the document or service is requested by the buyer, seller or their agents, the lender, title company or other associated with the property transfer.

Fee	Amount	Description
Transfer Fee	\$175	Collected at closing if the property actually transfers
Assessment Quote	\$104	Verification of fees due to Association
Quote Update	\$35	Optional: update to assessment quote within 30 days
Resale Certificate	\$375	Required: Package in compliance with Code
Resale Certificate Update	\$75	Optional: update to resale certificate within 180 days
Compliance Inspection	\$100	Optional: onsite inspection for resale certificate, if required
Compliance Reinspection	\$100	Optional: reinspection for initial non-compliance, if needed
Lender Questionnaire	\$240	Optional: document requested by some lenders for loan
Standard Response Time	\$0	No later than 10 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspections & lender questionnaires
Rush Request	\$75	Optional: within 5 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspections & lender questionnaires
Expedited	\$150	Optional: within 2 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspections & lender questionnaires
Capitalization Fee	\$1,800*	100% of the then-current Annual Assessment Rate. Some exemptions apply. The Capitalization Fee for 2023 is \$1,800.00. For future years, the Capitalization fee must be verified with the Association.

9. Other information the association considers appropriate.

- New owners are encouraged to provide email addresses and/or cell phone numbers to Association representative in #6 above in order to receive emails and/or text messages with Association news,

alerts, and meeting announcements. Communication preferences may be updated at any time.

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/association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

EXECUTED on this 30th day of June, 2023.

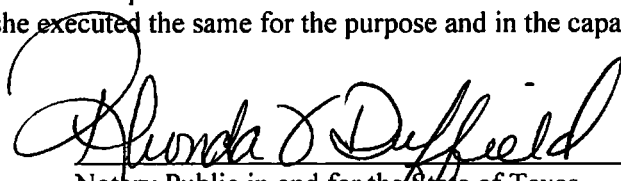
Avalon at Friendswood Community Association, Inc.
By: C.I.A. Services, Inc., Managing Agent



Stacey Hitchcock, Community Manager

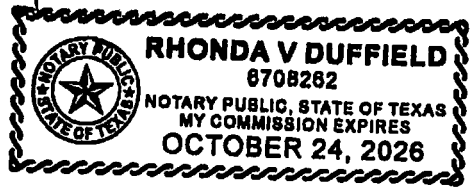
STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

BEFORE ME, the undersigned notary public, on this 30 day of June 2023 personally appeared Stacey Hitchcock, Community Manager for C.I.A. Services, Inc., Managing Agent for Avalon at Friendswood Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas

After recording, please return to:
C.I.A. Services, Inc.
PO Box 63178
465 Bear Springs Road
Pipe Creek, TX 78063-3178



FILED AND RECORDED

Instrument Number: 2023032646

Recording Fee: 34.00

Number Of Pages: 4

Filing and Recording Date: 07/13/2023 2:00PM

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



A handwritten signature in black ink that reads "Dwight D. Sullivan". The signature is written in a cursive style and is positioned above a horizontal line.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

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