

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
AVALON AT FRIENDSWOOD COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

The undersigned, being the Managing Agent for Avalon at Friendswood Community Association, Inc., a non-profit corporation ("**Association**") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Avalon at Friendswood.
2. Name of Association: The name of the Association is Avalon at Friendswood Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Property described by metes and bounds on Exhibit "A" attached to the "Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Avalon at Friendswood" recorded in the Official Public Records of Real Property of Galveston County, Texas under Clerk's File No. 2025028467 (which said Exhibit "A" is incorporated herein by reference).
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Avalon at Friendswood.
 - b. Recording Information:
 - (1) Galveston County Clerk's File No. 2025028467.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Avalon at Friendswood Community Association, Inc. c/o Inframark, 2002 W. Grand Parkway N., Suite 100, Katy, Texas 77449.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Kelly Dixon, Managing Agent c/o Inframark. Address: 2002 W. Grand Parkway N., Suite 100, Katy,

Texas 77449. Phone No.: 281.870.0585. Email Address:
communitymanagement@inframark.com.

7. The Association's Dedicatory Instruments are Available to Members Online at:
<https://home.inframark.com/?c=193>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Updated Resale Certificate Fee	\$ 75.00
Transfer Fee	\$ 275.00
Refinance Fee	\$ 100.00
Rush Fee	\$185.00 1 day; \$150.00 3 days; \$125.00 5 days
Capitalization Fee [Declaration Article XIV, Section D]	Each Grantee acquiring title to a Lot within the Property agrees to pay to the Association a Capitalization Fee in an amount equal to 100% of the then-current Annual Assessment rate. The Capitalization Fee shall be payable to the Association on the date of the transfer of title to a Lot. The Capitalization Fee for 2025 is \$1,900.00. Some exemptions apply. For future years, the Capitalization Fee amount must be confirmed with the Association.

Executed on this 28 day of October, 2025.

**AVALON AT FRIENDSWOOD
COMMUNITY ASSOCIATION, INC.**

By: Inframark, Managing Agent

Kelly Dixon
Kelly Dixon, Managing Agent

*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.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 28 day of October, 2025 personally appeared Kelly Dixon, Managing Agent of Inframark, 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.



Hanna Marie Simpson
Notary Public in and for the State of Texas

FILED AND RECORDED

Instrument Number: 2025050768

Recording Fee: 33.00

Number of Pages: 4

Filing and Recording Date: 10/29/2025 8:17:41 AM

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, reading "Dwight D. Sullivan", written over 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.*