

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE (Tex. Prop. Code, Sec. 209.004)**

1. The name of the subdivision is Avalon at Friendswood.
2. The name of the association is Avalon at Friendswood Community Association, inc., a Texas nonprofit corporation.
3. The recording data for the subdivision is:

Avalon at Friendswood, an addition in Harris County, Texas according to the map or plat thereof filed under Clerk's File RP-12162021-2021090827 Official Public Records of Real Property of Galveston, County, Texas, and recorded in Clerk's Film Code No.11/16/2022-2022070749, Map Records of Galveston County, Texas.
4. The recording data for the declaration is:

Declaration of Covenants, Conditions, Restrictions and Easements for Avalon at Friendswood, filed under Clerk's File No. RP-2013-2023011278, Official Public Records of Real Property of Galveston County, Texas.
5. The name and mailing address of the association are:

Avalon at Friendswood Community Association
c/o King Property Management
720 N. Post Oak Road, Suite 300
Houston, Texas 77024
713-956-1995
www.kpmtx.com
6. The name and mailing address of the person managing the association or the association's designated representative are:

Avalon at Friendswood Community Association
c/o King Property Management
720 N. Post Oak Road, Suite 300
Houston, Texas 77024
713-956-1995
www.kpmtx.com
7. This management certificate is prepared and filed solely to provide contact information for the association and the subdivision in accordance with Texas Property Code, Section 209.004. This management certificate does not identify any documents or provide any information as to the association or the subdivision except as aforesaid and may not be relied upon for any other purpose.
8. Fees: The following fees may be applicable upon sale or refinance of a home or lot:

Transfer Fee: \$200 – Due upon sale of a lot or home
Resale Certificate Fee: \$250 – Due upon refinance of a lot or home
Capitalization Fee: Up to 100% of the Annual Assessment – due upon sale of a home or lot.

9. This management certificate supersedes and replaces all previously executed and/or filed management certificates as to the association and the subdivision as above described. This management certificate is effective as of the date of filing of this management certificate in the Official Public Records of Real Property of Galveston County, Texas.

SIGNED this 5 day of March, 2024.

Avalon at Friendswood Community Association,
a Texas nonprofit corporation,

By: LiLep, LLC, a Texas limited liability company,
d/b/a KING PROPERTY MANAGEMENT,

BY: Eddie Parise



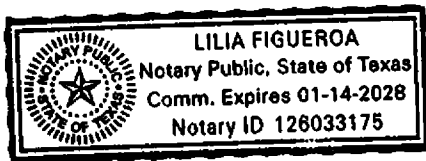
ACKNOWLEDGMENT


STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 5 day of March, 2024 by Eddie Parise, as the Property Manager of LiLep, LLC, a Texas limited liability company, d/b/a/ KING PROPERTY MANAGEMENT, as the Manager of Avalon at Friendswood Community Association, a Texas nonprofit corporation, on behalf of the corporation.

[SEAL]





Notary Public, State of Texas

Printed Name: Lilia Figueroa

PLEASE FILE AND RETURN TO:
King Property Management
720 N. Post Oak, Suite 300
Houston, Texas 77024

FILED AND RECORDED

Instrument Number: *2024009907*

Recording Fee: 29.00

Number Of Pages: 3

Filing and Recording Date: 03/05/2024 1:55PM

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.



Dwight D. Sullivan

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.*