

**MANAGEMENT CERTIFICATE  
OF  
THE LAKES OF AVALON VILLAGE COMMUNITY ASSOCIATION INC**

The undersigned, being the Managing Agent for The Lakes of Avalon Village Community Association Inc, a non-profit organization (the "**Association**"), and in accordance with section 209.004 of the Texas Property Code, does hereby certify as follows:

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1. The name of Subdivision: Lakes of Avalon Village
  2. The name of the Association: The Lakes of Avalon Village Community Association Inc
  3. The recording data for the subdivision: That certain real property in Harris County, Texas, as described on **Exhibit "A"** to that certain Declaration of Covenants, Conditions and Restrictions for The Lakes of Avalon Village Community Association Inc, recorded under Document No. Z531559 Official Public Records of Harris County, Texas.
  4. The recording data for the declaration with any amendments and/or supplements to the declaration: The recording data for the declaration and any amendments and supplements thereto, are particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.
  5. The name and mailing address of the Association: The Lakes of Avalon Village Community Association Inc., c/o ACMI, 12603 Louetta Rd. Suite 101, Cypress, Texas 77429.
  6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name of Designated Representative: Bert Williams, President ACMI  
Management Company: Williams ACMI Ventures, LP (dba ACMI)  
Mailing Address: 12603 Louetta Rd. Suite 101, Cypress TX 77429  
Telephone Number: 281-251-2292  
Email Address: info@acmingmt.com

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7. Website to access the Association's dedicatory instruments: [www.acmingmt.com](http://www.acmingmt.com).
8. Amount and description of fees related to property transfer in subdivision: The Association fees are in the following amounts:


Working Capital Assessment - **50% of the annual assessment**  
Transfer Fee - **\$250.00**  
Resale Certificate Fee - **\$275.00**  
Refinance Fee - **\$150.00**  
Quote Fee- **\$13.00** each

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

{SIGNATURE PAGE FOLLOWS}

EXECUTED to be effective on the date this instrument is Recorded.

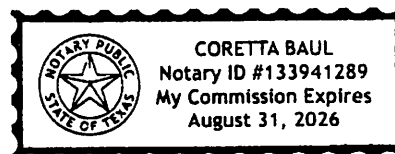
**THE LAKES OF AVALON VILLAGE  
COMMUNITY ASSOCIATION INC**, a Texas non-  
profit corporation

Signature:   
By: Bert Williams, President  
ACMI

STATE OF TEXAS                    §  
                                                 §  
COUNTY OF HARRIS           §

This instrument was acknowledged before me this 15th of July 2024 by Bert Williams of  
The Lakes of Avalon Village Community Association Inc., a Texas non-profit corporation, on  
behalf of said non-profit corporation.

  
Notary Public Signature



AFTER RECORDING RETURN TO: ✓✓  
ACMI  
12603 Louetta Rd. Suite 101  
Cypress, TX 77429

THE LAKES OF AVALON VILLAGE COMMUNITY ASSOCIATION INC MANAGEMENT CERTIFICATE

EXHIBIT "A"

**RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Declaration of Covenants, Conditions and Restrictions and Easements of The Lakes at Avalon Village, recorded as Document No. Z531559, Official Public Records for Harris County, Texas.
2. The Lakes of Avalon Village Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Lakes at Avalon Village Section Two (2) Partial Replate No.1, recorded as Document No. 20140550903, Official Public Records for Harris County, Texas. 1cc
3. Architectural Guidelines for The Lakes of Avalon Village, recorded as Document No. 20070679116, Official Public Records for Harris County, Texas.
4. Instrument to Record Dedicatory Instruments, recorded as Document No. 20110482206, Official Public Records for Harris County, Texas.
5. Copies of items listed above plus additional documents are available on the ACMI website at [www.acmimgmt.com](http://www.acmimgmt.com).

FILED FOR RECORD

1:15:16 PM

Tuesday, September 3, 2024

*Leneshia Hudspeth*

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Tuesday, September 3, 2024



*Leneshia Hudspeth*

COUNTY CLERK  
HARRIS COUNTY, TEXAS