

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

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for Avalon at Cypress 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 Cypress.
2. Name of Association: The name of the Association is Avalon at Cypress Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Property described by metes and bounds on Exhibit "1" attached to the "First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Avalon at Cypress" recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. RP-2023-105886 (which said Exhibit "1" is incorporated herein by reference).
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Avalon at Cypress.
 - (2) Deannexation of Property from Avalon at Cypress 15.16 Acre Tract.
 - b. Recording Information:
 - (1) Harris County Clerk's File No. RP-2023-105886.
 - (2) Harris County Clerk's File No. RP-2022-537860.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Avalon at Cypress Community Association, Inc. c/o Graham Management, 2825 Wilcrest Drive, Suite 600, Houston, Texas 77042.

RP-2023-280001

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Graham Management. Address: 2825 Wilcrest Drive, Suite 600, Houston, Texas 77042. Phone No.: 713.334.8000. Email Address: graham@grahammanagementhouston.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.grahammanagementhouston.com.
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
Resale Certificate Update	\$ 75.00
Refinance Fee	\$ 325.00
Transfer Fee	\$ 350.00
Rush Fee	\$ 150.00
Payoff Request Fee	\$ 175.00
Deed Restriction Compliance/Violation Inspection Fee	\$ 250.00
Capitalization Fee [Declaration Article XIV, Section D]	Capitalization Fee is equal to 100% of the then-current Annual Assessment. The Capitalization Fee for 2023 is \$1,200.00. Some exemptions apply. For future years, the Capitalization Fee amount must be confirmed with the Association.

Executed on this 25 day of July, 2023.

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

By: Graham Management, Managing Agent

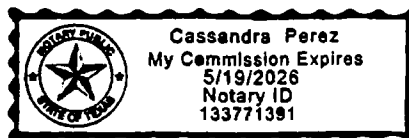
By: Raven Moore
Printed: RAVEN MOORE
Its: Community Manager

*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 25th day of July, 2023 personally appeared Raven Moore, Community Manager for Graham Management, Managing Agent for Avalon at Cypress Community Association, Inc., 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.

Cassandra Perez
Notary Public in and for the State of Texas



RP-2023-280001
Pages 4
07/26/2023 11:37 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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-2023-280001