

**AMENDED MANAGEMENT CERTIFICATE 2025
AFTON OAKS TOWNHOMES ASSOCIATION**

AFTON OAKS TOWNHOMES ASSOCIATION, a Texas non-profit corporation, files this Management Certificate, pursuant to §82.116(a) of the Texas Property Code, as follows:

- (1) the name of the Condominium is Afton Oaks Townhomes;
- (2) the name of the Association is Afton Oaks Townhomes Association, a Texas nonprofit corporation;
- (3) the location of the Condominium is 4200 block of West Alabama Court, Houston, Texas 77027, and as created and recorded in the Real Property Records of Harris County, Texas as follows:

Declaration of Condominium Regime Afton Oaks Townhomes recorded under Harris County Clerk's File No. F214640 of the Condominium Records of Harris County, Texas (and all exhibits and/or attachments thereto, as well as all subsequent amendments, supplements, additions and corrections thereto);

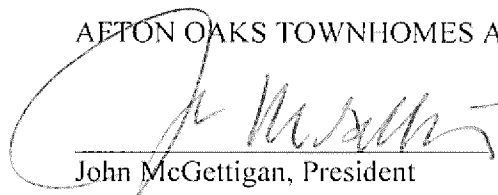
- (4) the Condominium is created and established pursuant to:
 - (a) the Declaration of Condominium Regime Afton Oaks Townhomes recorded under Harris County Clerk's File No. F214640 of the Condominium Records of Harris County, Texas (and all exhibits and/or attachments thereto, as well as all subsequent amendments, supplements, additions and corrections thereto);
 - (b) as amended by the Amendment to Condominium Declaration for Afton Oaks Townhomes Regarding Adjustment of Percentage Interest in Common Element recorded under Harris County Clerk's File No. Z461212 of the Condominium Records of Harris County, Texas (and all exhibits and/or attachments thereto, as well as all subsequent amendments, supplements, additions and corrections thereto);
 - (c) as further amended by the Second Amendment to Condominium Declaration for Afton Oaks Townhomes recorded under Harris County Clerk's File No. Z502068 of the Condominium Records of Harris County, Texas (and all exhibits and/or attachments thereto, as well as all subsequent amendments, supplements, additions and corrections thereto); and
 - (d) as further amended by the Consolidated Declaration of Condominium Regime Afton Oaks Townhomes recorded under Harris County Clerk's File No. 20070360378 of the Real Property Records of Harris County, Texas (and all exhibits and/or attachments thereto, as well as all subsequent amendments, supplements, additions and corrections thereto).
 - (e) Rescission of Rules and Regulations, filed of record in the Real Property Records of Harris County, Texas, under Clerk's File No. 20130082960;

- (f) Articles of Incorporation, filed of record in the Real Property Records of Harris County, Texas, beginning at Film Code 534-20-2287;
 - (g) Page omitted from filed copy of original Declaration, under Clerk's File No. Y694691;
 - (h) Books and Records Production Policy and Records Retention Policy, filed of record in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2021-491079;
 - (i) Religious Display Policy, filed of record in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2021-491075;
- (5) The name and mailing address of the Association is Afton Oaks Townhomes Association, Inc., c/o Team Plus Management, 1811 Plantation Pl, Baytown, TX 77523.
- (6) The name and mailing address of the Association's Designated Representative is Team Plus Management, 1811 Plantation Pl, Baytown, TX 77523.
- (7) Additional contact information for the Association's Designated Representative is as follows: Phone: (713) 662-8528, Email: AftonOaksTownhomes@outlook.com
- (8) The Association's Dedicatory Instruments are Available to Members Online at: <https://www.appfolio.com>.
- (9) The following fees are charged by the Association relating to a property transfer in the Association:

(a) \$375.00	Resale Certificate
(b) \$ 75.00	Resale Certificate update within 90 days of Original
(c) \$175.00	1 Day expedite
(d) \$125.00	3 Day expedite
(e) \$300.00	Transfer Fee
(f) \$200.00	Refinance Fee
(g) \$300.00	Mortgage / Lender Form or Questionnaire
(h) \$100.00	Per Pay-Off Statement in excess of 1 per closing
(i) \$125.00	Certificate of Compliance Inspection-5 days
(j) \$225.00	Certificate of Compliance Inspection-1 day
(k) \$ 50.00	Reinspection for Compliance within 30 days of original
(l) \$225.00	Reinspection for Compliance-optional RUSH fee

SIGNED THIS 2 DAY OF October, 2025.

AFTON OAKS TOWNHOMES ASSOCIATION


John McGettigan, President

Afton Oaks Townhomes Association

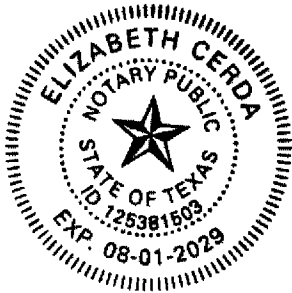
STATE OF TEXAS

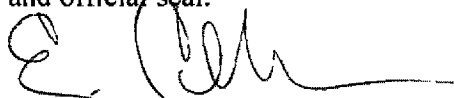
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COUNTY OF HARRIS

BEFORE ME, the undersigned notary public, on this day personally appeared the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 2nd day of October, 2025, to certify which witness my hand and official seal.




Notary Public, State of Texas

RP-2025-400432
Pages 4
10/08/2025 10:35 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

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

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