

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

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THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

The undersigned, being the Managing Agent of 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 A 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 Exhibit A is incorporated herein by this reference).
  - b. Avalon at Cypress, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 696908 in the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
  - c. Avalon at Cypress, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 698389 in the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
  - d. Avalon at Cypress, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 697916 in the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
  - e. Avalon at Cypress, Section Four (4), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film

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Code No. 697723 in the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.

- f. Avalon at Cypress, Section Five (5), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 698392 in the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
- g. Avalon at Cypress, Section Six (6), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 698395 in the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
- h. Avalon at Cypress, Section Eight (8), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 706186 in the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
- i. Avalon at Cypress, Section Eleven (11), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 701651 in the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
- j. Avalon at Cypress West, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 702349 in the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
- k. Avalon at Cypress West, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 702354 in the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
- l. Avalon at Cypress, Avalon River Road Street Dedication, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 697913 in the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
- m. Avalon at Cypress, Avalon View Drive Street Dedication, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 708606 in the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
- n. Avalon at Cypress, Mason Road Street Dedication, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 696739 in the Map Records of

Harris County, Texas, and all amendments to or replats of said maps or plats, if any.

- o. Avalon at Cypress, Mason Road Street Dedication, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 698398 in the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
- p. Avalon at Cypress, Mason Road Street Dedication, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 699658 in the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration: \*

a. Document:

- (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.
- (3) Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Avalon at Cypress, Avalon at Cypress West Section 1 Lot 1, Block 1; Lots 35-44, Block 2; Lots 17-31, Block 3 and Avalon at Cypress West, Section 2 Lots 1-14, Block 1; Lots 1-3, Block 2; Lots 4-8, Block 3.
- (4) Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Avalon at Cypress, Avalon at Cypress West Section 1 Lot 2, Block 1; Lots 27, 30, 31, 32 and 53, Block 2; Lots 1-9, Block 3 and Avalon at Cypress West, Section 2 Lots 25-28, Block 1; Lots 11-15, Block 3.
- (5) Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Avalon at Cypress, Avalon at Cypress West Section 1 Lots 45-52, Block 2; Lots 10-16, Block 3 and Avalon at Cypress West, Section 2 Lots 15-24, Block 1; Lots 9-10, Block 3.
- (6) Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Avalon at Cypress, Avalon at Cypress West Section 2 Lots 1-3, Block 3.

b. Recording Information:

- (1) Harris County Clerk's File No. RP-2023-105886.
- (2) Harris County Clerk's File No. RP-2022-537860.
- (3) Harris County Clerk's File No. RP-2024-87920.
- (4) Harris County Clerk's File No. RP-2024-353203.
- (5) Harris County Clerk's File No. RP-2024-209296.
- (6) Harris County Clerk's File No. RP-2024-256178.

- 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 King Property Management, 720 N. Post Oak Road, Suite 300, Houston, Texas 77024.
- 6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: King Property Management. Address: 720 N. Post Oak Road, Suite 300, Houston, Texas 77024. Phone No.: 713.956.1995. Email Address: kpm@kpmtx.com.
- 7. The Association's Dedicatory Instruments are Available to Members Online at: [www.kpmtx.com](http://www.kpmtx.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	\$ 300.00
Transfer Fee	\$ 350.00
Capitalization Fee [Declaration Article XIV, Section D]	Each person or entity 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 for 2024 is \$1,200.00. The Capitalization Fee is payable to the Association on the date of the transfer of title to a lot. Some exemptions apply. For future years, the Capitalization Fee must be confirmed with the Association.

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Executed on this 10 day of November, 2024.

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

By: King Property Management,  
Managing Agent

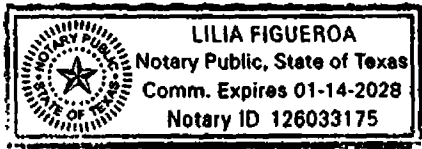
By: E. Parise  
Eddie Parise, President

\*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 10 day of November 2024 personally appeared Eddie Parise, President of King Property 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 he executed the same for the purpose and in the capacity therein expressed.

[Signature]  
Notary Public in and for the State of Texas



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# Pages 6  
11/20/2024 12:11 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$41.00

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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