PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR

AVALON/MCKINNEY RESIDENTIAL ASSOCIATION, INC.

THE STATE OF TEXAS	§
	§
COUNTIES OF COLLIN	§

The undersigned, being the Managing Agent of Avalon/McKinney Residential Association, Inc., a non-profit corporation 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 Avalon/McKinney Residential Association, Inc.:

- 1. Name of Subdivision: Avalon/McKinney.
- 2. Name of Association: Avalon/McKinney Residential Association, Inc.

3. Recording Data for the Subdivision:

a) Avalon/McKinney is an addition to the city of McKinney located in Collin County, Texas, according to the maps or plats thereof, recorded in the Map Records of Collin County, Texas, under File Number Cabinet N, Slide 502, Cabinet O, Slide 379, Cabinet P, Slide 544, and Cabinet Q, Slide 477 along with any amendments or supplements thereto.

4. Recording Data for the Declaration:

Property Owners Association Management Certificate

- a) Avalon/McKinney, are subject to the Declaration of Covenants, Conditions, and Restrictions for Avalon/McKinney Residential Association, Inc. which are filed in the real property records in Collin County, Texas and any amendments thereto as follows:
 - a. Recording Date: 12/5/2001; Filed Document: DCCER; Recording Information: 2001-0155472.
 - b. Recording Date: 03/26/2002; Filed Document: Re-Filed DCCER; Recording Information: 2002-0044003.
 - Filed Document: 1st Supplement to DCCER; Recording Information: 2003-0018669.
 - d. Filed Document: 2nd Supplement to DCCER; Recording Information: 2004-0036168.
 - e. Filed Document: 3rd Supplement to DCCER; Recording Information: 2005-0060296.
 - f. Filed Document: 1st Amendment to DCCER; Recording Information: 2003-00339498.
 - g. Filed Document: Re-Filed 1st Amendment to DCCER; Recording Information: 2003-00785361.

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- 5. Name and Mailing Address of the Association is: Avalon/McKinney Residential Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
- 6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Avalon/McKinney Residential Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
- 7. Telephone Number to Contact the Association is: 214-871-9700.
- 8. <u>Email Address to Contact the Association:</u> Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via https://www.fsresidential.com/texas/resale-and-lender-documents. Alternatively, you may contact the office for FirstService Residential by email at Mgmt-CertificateTX@fsresidential.com.
- 9. The Association's website is:https://avalonmckinney.connectresident.com
- 10. Fees charged by the Association upon the sale or transfer of Property:
 - a. Resale Disclosure Package: \$375.00
 - i. 1-2 days: \$500.00.
 - ii. 3-5 days: \$450.00.
 - b. Resale Disclosure Update: \$75.00
 - c. Transfer Fee: \$340.00.
 - d. Refinance Certificate Fee: \$150.00.
 - i. 1-2 days: \$275.00.
 - ii. 3-5 days: \$225.00.
 - e. HOA Questionnaire (optional): \$250.00
 - f. Loan Estimate Questionnaire (optional): \$100.00

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Executed on this the day of	f May 2	024.	
		AVALON/MCKINNEY ASSOCIATION, INC.	RESIDENTIAL
		By: Atrick Droesch, Presiden Residential Texas, Inc.	t of FirstService
THE STATE OF TEXAS COUNTY OF DALLAS	& & & & & & & & & & & & & & & & & & &	ACKNOWLEDGMENT	
BEFORE ME, the undersi personally appeared Patrick Droe Managing Avalon/McKinney Residuance is subscribed to the foregoin same for the purpose and in the cap	sch, Pr dential a g instru	Association, Inc. known to me to ment, and acknowledged to me to	tial Texas, Inc., and be the person whose hat s/he executed the
		Notary Public in and for	r the State of Texas
		My Commi 10/1	oria Jergovic ission Expires 7/2027 D 134607781

E-RECORDED BY:

6548 Greatwood Pkwy. SUGAR LAND, TEXAS 77479

SDG: FSR-0004

Collin County Honorable Stacey Kemp Collin County Clerk

Instrument Number: 2024000058699

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: May 16, 2024 10:36 AM Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* THIS PAGE IS PART OF THE INSTRUMENT ********

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.

File Information: Record and Return To:

Document Number: 2024000058699 CSC

Receipt Number: 20240516000306

Recorded Date/Time: May 16, 2024 10:36 AM

User: Devon O Station: Station 4



STATE OF TEXAS COUNTY OF COLLIN

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.

Drace Kimp

Honorable Stacey Kemp Collin County Clerk Collin County, TX