



**MANAGEMENT CERTIFICATE FOR
AVALON AT PINE MILL COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

The undersigned, being the Board President of Avalon at Pine Mill Community 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 the Association:

1. Name of Subdivision: The name of the subdivision is Avalon at Pine Mill.
2. Name of Association: The name of the Association is Avalon at Pine Mill Community Association, Inc.
3. Recording Data for the Subdivision:

- a. Avalon at Pine Mill in Fourt Bend County, Texas, according to the map and plat records File No. 2012102879;

Avalon at Pine Mill in Fourt Bend County, Texas, according to the map and plat records File No. 20130145.

4. Recording Data for the Declaration:
 - a. Declaration of Covenants, Conditions and Restrictions for Avalon at Pine Mill, Fort Bend County Clerk's File No. 2012119936.
 - b. Supplemental Declaration to Declaration of Covenants, Conditions, and Restrictions for Avalon at Pine Mill (Section 2), Fort Bend County Clerk's File No. 2013097804.
 - c. Amendment to Declaration of Covenants, Conditions and Restrictions for Avalon at Pine Mill, Fort Bend County Clerk's File No. 2013097805.
 - d. Bylaws for Avalon at Pine Mill, Fort Bend County Clerk's File No. 2012119935.
 - e. Certification of Formation for Avalon at Pine Mills, Fort Bend County Clerk's File No. 2013066465.

- f. Architectural Guidelines; E-mail Registration Policy; Membership Voting Policy; Payment Plan Policy; Records Retention Policy; Collection Policy; Violation Resolution; Records Inspection Policy, Fort Bend County Clerk's File No. 2013102572.
 - g. Lake Rules & Regulations, Fort Bend County Clerk's File No. 2013118457.
 - h. Billing Policy and Payment Plan Guidelines, Fort Bend County Clerk's File No. 2017094492.
 - i. Agreement Concerning Use of Recreational Facilities, Fort Bend County Clerk's File No. 2017119802 & 2017138642.
 - j. Billing Policy and Payment Plan Guidelines, Fort Bend County Clerk's File No. 2018082430.
 - k. Parking and Towing Policy; Rules and Regulations concerning the Prohibition of Short-Term Leases and Rentals, Fort Bend County Clerk's File No. 2019037821.
 - l. Swimming Pool Enclosure Guidelines; Religious Item Display Guidelines; Bid Solicitation Process, Fort Bend County Clerk's File No. 2021189921.
5. Association Information: The contact information and website for the association is as follows:

Avalon at Pine Mill Community Association, Inc.,
c/o Heaven Sims
720 N. Post Oak, Ste 300,
Houston, Texas 77024

Website: <https://www.kpmtx.com/>
Telephone: 713.956.1995

6. Designated Representative Information:

Heaven Sims
Property Manager Avalon at Pine Mill Community Association, Inc.
720 N. Post Oak, Ste 300,
Houston, Texas 77024

Email: heavens@kpmtx.com

Telephone: 713.956.1995

7. Fees Related to Property Transfer:

Transfer Fee:	\$250.00
Resale Certificate Fulfillment Fee:	\$250.00
Closing Document Rush Fee:	\$200.00

8. Optional Information: None.

Executed this the 1st day of August, 2024.

AVALON AT PINE MILL COMMUNITY ASSOCIATION, INC.

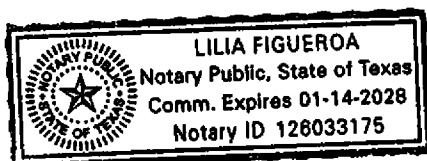
By: Managing Agent for Avalon at Pine Mill Community Association, Inc.

By: Heaven Sims

Position: Property Manager

THE STATE OF TEXAS §
 §
 COUNTY OF HARRIS §

This instrument was acknowledged before me on this the 1 day of August, 2024, by Heaven Sims, Managing Agent for Avalon at Pine Mill Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledges 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