



AMENDED MANAGEMENT CERTIFICATE
for
AVALON AT SEVEN MEADOWS COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

Pursuant to Section 209.004 of the Texas Property Code, the undersigned authorized agent of Avalon at Seven Meadows Community Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, states as follows. This amends all prior Management Certificates filed for this association:

1. Name of Subdivision: Avalon at Seven Meadows
2. Name of Association: Avalon at Seven Meadows Community Association, Inc.
3. Recording Data for the Subdivision:

DOCUMENT	FILE DATE	FILE NO.
Plats		
Plat: Avalon at Seven Meadows, Section 1	Sept. 30, 2003	20010606 2003137928
Plat: Avalon at Seven Meadows, Section 2	Nov. 4, 2003	20010632 2003155876
Plat: Avalon at Seven Meadows, Section 3	April 13, 2004	20040069 200404327
Am Plat: Avalon at Seven Meadows, Section 3	Oct. 3, 2006	20060236 2006123778
Am Plat: Avalon at Seven Meadows, Section 3	Oct. 21, 2009	20090109 2009110684
Plat: Avalon at Seven Meadows, Section 4	Sept. 15, 2005	20050197 2005112946
Plat: Avalon at Seven Meadows, Section 5	May 24, 2005	20050097 2005059859
Plat: Avalon at Seven Meadows, Section 6	May 3, 2005	20050082 2005050318
Plat: Avalon at Seven Meadows, Section 7	June 28, 2005	20050123 2005075761
Plat: Avalon at Seven Meadows, Section 8	Feb. 28, 2007	20070044 2007024355
Sidewalk Easement	July 14, 2017	2017078404

4. Recording Data for the Declaration: The Subdivision is subject to the following dedicatory instruments:

DOCUMENT	FILE DATE	FILE NO.
SEVEN MEADOWS		
Declaration of Covenants, Conditions, and Restrictions for Seven Meadows <ul style="list-style-type: none"> Initial Restrictions and Rules Bylaws Initial Architectural Guidelines 	July 18, 2002	2002076213
Declaration of Covenants, Restrictions and Easements	Dec. 28, 2007	2007156275
AVALON		
Declarations		
Declaration of Covenants, Conditions and Restrictions for Avalon at Seven Meadows, Sec. 1	April 27, 2004	2004078832
	May 7, 2004	2004055281
	June 29, 2004	2004078832
	July 29, 2004	2004092496
Supplemental Declaration (annexing Section 2)	Aug. 2, 2004	2004094017
Corrected Supp. Declaration (Section 2)	Jan. 22, 2008	2008007619
Supplemental Declaration (annexing Section 3)	Dec. 7, 2004	2004148142
Corrected Supp. Declaration (Section 3)	Jan. 22, 2008	2008007620
Supplemental Declaration (annexing Section 4)	Nov. 8, 2005	2005136740
Supplemental Declaration (annexing Section 5)	Dec. 21, 2005	2005153671 2005153672
Corrected Supp. Declaration (Section 5)	Jan. 22, 2008	2008007621
Supplemental Declaration (annexing Section 6)	April 12, 2007	2007043787
Corrected Supp. Declaration (Section 6)	Jan. 22, 2008	2008007622
Supplemental Declaration (annexing Section 7)	Dec. 21, 2005	2005153672
Corrected Supp. Declaration (Section 7)	Jan. 22, 2008	2008007623
Supplemental Declaration (annexing Section 8)	June 27, 2007	2007079236
Corrected Supp. Declaration (Section 8)	Jan. 22, 2008	2008007624
First Amendment to Declaration of Covenants, Conditions and Restrictions for Avalon at Seven Meadows, Section 1 (square footage, fences)	Jan. 22, 2008	2008007618
Second Amendment to Declaration of Covenants, Conditions and Restrictions for Avalon at Seven Meadows, Section 1 (transfer assessments)	Dec. 28, 2009	2009134043
Bylaws		
Bylaws for Avalon at Seven Meadows Community Association, Inc.	May 7, 2004	2004055281
	June 29, 2004	2004078832

DOCUMENT	FILE DATE	FILE NO.
	July 29, 2004	2004092496
	Jan. 29, 2008	2008010346
First Amendment to Bylaws	Jan. 29, 2008	2008010346
Second Amendment to Bylaws	Aug. 31, 2009	2009091758
Third Amendment to Bylaws	Dec. 28, 2009	2009134044
Fourth Amendment to Bylaws	Sept. 1, 2010	2010284945
Fifth Amendment to Bylaws	Jan. 18, 2011	2011005852
Sixth Amendment to Bylaws	Nov. 28, 2011	2011118683
Architectural Control Guidelines		
Architectural Control Guidelines for Avalon at Seven Meadows (Sept. 2004)	Oct. 25, 2007	2007132752
First Amendment to the Architectural Control Guidelines	Feb. 4, 2013	2013014312
Second Amendment to the Architectural Control Guidelines	Aug. 26, 2013	2013109203
Fourth Amendment to the Architectural Control Guidelines	March 18, 2015	2015027527
Fifth Amendment to the Architectural Control Guidelines	Nov. 18, 2015	2015130524
Sixth Amendment to the Architectural Control Guidelines	Nov. 17, 2016	2016128341
Seventh Amendment to the Architectural Control Guidelines	March 14, 2022	2022035487
Eighth Amendment to the Architectural Control Guidelines	March 8, 2022	2022032269
Ninth Amendment to the Architectural Control Guidelines	April 27, 2022	2022057853
Tenth Amendment to the Architectural Control Guidelines	Nov. 20, 2023	2023111132
Policies		
Flag Display Policy	March 5, 2012	2012023202
Amended Flag Display Policy	Dec. 18, 2013	2013155815
Collection Policy and Payment Plan Guidelines	March 5, 2012	2012023203
Solar Energy Devices and Roofing Materials Policy	March 5, 2012	2012023204
Amended Solar Energy Devices and Roofing Materials	July 23, 2021	2021122408
Display of Religious Items Policy	March 5, 2012	2012023221
Document Retention, Access, Production and Copying	March 5, 2012	2012023223
Rain Barrels Policy	March 5, 2012	2012023224
Deed Restriction Enforcement, Collection and Schedule of Fines	Sept. 1, 2010	2010285266

DOCUMENT	FILE DATE	FILE NO.
Amended Deed Restriction Enforcement, Collection and Schedule of Fines	Nov. 19, 2014	2014126551
Amended Deed Restriction Enforcement, Collection and Schedule of Fines	March 21, 2018	2018029367
Second Amended Deed Restriction Enforcement, Collection and Schedule of Fines	Aug. 30, 2022	2022112799
General Maintenance and Appearance of the Subdivision	Feb. 4, 2013	2013014296
Xeriscaping Policy	Dec. 18, 2013	2013155855
EZ Tag Gate Access Policy	Oct. 1, 2019	2019112382
Guidelines Regarding the Use of Fireworks	Oct. 11, 2019	2019117098
Noise and Sound Level Regulations	Jan. 8, 2020	2020002956
Boat Policy Guidelines	Oct. 22, 2020	2020147655
Standby Electric Generator Policy	May 7, 2021	2021074993
Parking Policy	Jan. 3, 2022	2022000917

5. Name and Mailing Address for the Association:

Avalon at Seven Meadows Community Association, Inc.
c/o Inframark, LLC
P.O. Box 327, Department 2
Houston, Texas 77001

6. Name and Mailing Address of the Person Managing the Association or the Association's Designated Representative:

Brandy Wasserman
Inframark, LLC
P.O. Box 327, Department 2
Houston, Texas 77001
communitymanagement@inframark.com

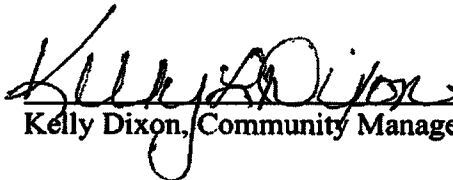
7. Association Website. <https://home.inframark.com/?c=388>

8. The Association should be contacted through its Manager. Prospective purchasers are directed to contact the Association prior to purchasing or transferring property in the Subdivision to obtain a payoff statement and/or resale certificate. All purchasers/transferees are subject to a transfer fee.

Resale Certificate: \$375.00
Updated Resale Certificate: \$75.00
Rush Fees:
 \$185.00 (1 day rush)
 \$150.00 (3 day rush)
 \$125.00 (5 day rush)
Refinance Fee: \$100.00
Transfer Fee: \$275.00

Executed on this 2 day of October, 2024.

**Avalon at Seven Meadows
Community Association Inc.**



Kelly Dixon, Community Manager

THE STATE OF TEXAS

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§

COUNTY OF HARRIS

SUBSCRIBED AND SWORN TO ME on this 2 day of October, 2024.



Notary Public in and for the State of Texas



Return to:
Avalon at Seven Meadows Community Association, Inc.
c/o Inframark, LLC
2002 W. Grand Parkway North, Suite 100
Katy, Texas 77449