

**AFTER RECORDING, RETURN TO:**

**Judd A. Austin, Jr.  
Henry Oddo Austin & Fletcher, P.C.  
1717 Main Street  
Suite 4600  
Dallas, Texas 75201**

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
AVALON SQAURE HOMEOWNERS ASSOCIATION**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of AVALON SQUARE HOMEOWNERS ASSOCIATION, a Texas non-profit corporation ("*Association*").

**W I T N E S S E T H :**

**WHEREAS**, Tuscan Drive Partners, LTD., a Texas limited partnership, as Declarant, previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Avalon Square, recorded under Instrument No. 200900109623 in the Official Public Records of Dallas County, Texas ("*Declaration*"), including any amendments thereof or supplements thereto, all are incorporated herein.

**WHEREAS**, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

**NOW, THEREFORE**, the undersigned hereby certifies as follows on behalf of the Association:

1.     **Name of the Subdivision**. The name of the subdivision which is the subject of the Declaration is La Palazzi.
2.     **Name and Mailing Address of the Association**. The name of the Association is Avalon Square Homeowners Association, and its mailing address is c/o RealManage, LLC ("*RealManage*"), P.O. Box 803555, Dallas, Texas 75380.
3.     **Recording Data for the Subdivision**. The recording data for the subdivision is recorded under Instrument No. 20080161700 (Final Original Plat); and Instrument No.

201300250310 (Revision of Plat), as amended or revised and including any replats thereof, in the Map/Plat Records or Official Public Records of Dallas County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded under Instrument No. 200900109623, along with any additional amendments thereof or supplements thereto, recorded in the Official Public Records of Dallas County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The current name and mailing address for the Association's managing agent is c/o RealManage, LLC, P.O. Box 803555, Dallas, Texas 75380, telephone number is (866) 473-2573, email address is [avalonsq@ciramail.com](mailto:avalonsq@ciramail.com), and fax number is (866) 919-5696.

6. **Website.** The Association's website may be found at [www.realmanage.com/closingportal](http://www.realmanage.com/closingportal).

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

<b>Type of Property Transfer</b>	<b>Dollar Amount</b>
Resale Certificate	\$375
Conveyance/Transfer Fee	\$325
Refinance Fee	\$250
Statement of Account	\$295

8. **Resale Certificates.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o RealManage via [www.realmanage.com/closingportal](http://www.realmanage.com/closingportal), or by telephone number at (866) 473-2573. Alternatively, you may contact the office for RealManage at P.O. Box 803555, Dallas, Texas 75380 or by email address at [avalonsq@ciramail.com](mailto:avalonsq@ciramail.com).

**IN WITNESS WHEREOF**, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

[SIGNATURE TO FOLLOW]

**ASSOCIATION:**

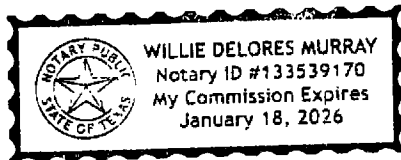
**AVALON SQUARE HOMEOWNERS  
ASSOCIATION,  
a Texas non-profit corporation**

By: RealManage, LLC  
Its: Managing Agent

By: Emily Dale  
Emily Dale, Community Manager

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on the 18 day of March, 2025, by Emily Dale, Community Manager with RealManage, LLC, the Managing Agent of Avalon Square Homeowners Association, a Texas non-profit corporation.



Willie Delores Murray  
Notary Public, State of Texas

**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202500055284

eRecording - Real Property

Recorded On: March 19, 2025 08:32 AM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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**\*\*\*\*\* 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:**

Document Number: 202500055284  
Receipt Number: 20250318000843  
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Station: Cc143

**Record and Return To:**

CSC Global



**STATE OF TEXAS  
COUNTY OF DALLAS**

**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 Records of Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX