

**MANAGEMENT CERTIFICATE
FOR
AVERY POINTE RESIDENTIAL COMMUNITY, INC.**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN §

The undersigned, being the Managing Agent of Avery Pointe Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed.

1. The name of the subdivision: Avery Pointe.
2. The name of the Association: Avery Pointe Residential Community, Inc.
3. The recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association:

 Avery Pointe Residential Community, Inc.
 c/o Neighborhood Management Inc
 1024 S Greenville Ave, Suite 230
 Allen, TX. 75002
5. The name and contact information for the Managing Agent of the Association:

 Neighborhood Management, Inc.
 Beverly Coghlan
 1024 S. Greenville Ave, Suite 230
 Allen, TX 75002
 Phone: 972-359-1548
 Email Address: managementcertificate@nmitx.com
6. Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
7. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate:	\$375.00
Transfer Fee:	\$250.00
Optional Inspection Fee:	\$150.00
Working Capital:	\$300.00.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

**AVERY POINTE RESIDENTIAL COMMUNITY,
INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan
Name: Beverly Coghlan

STATE OF TEXAS

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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 7th day of Nov., 2023, by Beverly Coghlan, Agent for the Association of AVERY POINTE RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Anita Inman

Notary Public Signature, State of Texas

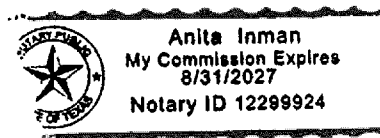


EXHIBIT A

Document	Recording Information
Avery Pointe, Phase 1 – June 29, 2016	Document No. 20160629010002690
Avery Pointe, Phase 2 – July 12, 2017	Document No. 20170712010003310
Avery Pointe, Phase 3 – June 30, 2017	Document No. 20170630010003230
Avery Pointe, Phase 3 (Amended) – December 11, 2019	Document No. 20191211010005370
Avery Pointe, Phase 4 – April 30, 2018	Document No. 20180430010001950
Avery Pointe, Phase 5 – December 11, 2019	Document No. 20191211010005350
Avery Pointe, Phase 6 – June 04, 2021	Document No. 20210604010002120
Declaration of Covenants, Conditions and Restrictions for Avery Pointe Residential Community, Inc. – February 05, 2016	Document No. 20160205000141410

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2023000129044

eRecording - Real Property

CERTIFICATE

Recorded On: November 08, 2023 02:35 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** 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:

Document Number: 2023000129044
Receipt Number: 20231108000222
Recorded Date/Time: November 08, 2023 02:35 PM
User: Suzanne S
Station: Station 4

Record and Return To:

Simplifile



**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.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX