

**MANAGEMENT CERTIFICATE
OF
AFTON LAKE PROPERTY OWNERS ASSOCIATION, INC.**

The undersigned, being an officer of Afton Lake Property Owners Association, Inc. ("Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Afton Lake Subdivision
2. The name of the Association: Afton Lake Property Owners Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: Lots 1 through 10, Block 1, Lots 1 through 6, Block 2, and Lots 1 through 14, Block 3 AFTON LAKE, a subdivision located in Brazoria County, Texas, according to the maps or plats recorded as under Document Nos. 2016058224, 2016063003 and 2017051527 of the Official Public Records of Brazoria County, Texas SAVE AND EXCEPT the area marked as "Commercial Reserve A" as shown on said plats.
4. The recording data for the declaration: Declaration of Covenants, Conditions and Restrictions for Afton Lake, recorded under Document No. 2016058906 of the Official Public Records of Brazoria County, Texas, and Corrections to Declaration of Covenants, Conditions and Restrictions for Afton Lake, recorded under Document No. 2022054610, Official Public Records of Brazoria County, Texas.
5. The name and mailing address of the Association:
Afton Lake Property Owners Association, Inc.
Attn: Amy Booth, Treasurer
2815 Mason Court
Pearland, Texas 77581
6. The mailing address, telephone number, and email address of the person managing the Association:

Afton Lake Property Owners Association, Inc.
Attn: Amy Booth, Treasurer
2815 Mason Court
Pearland, Texas 77581
(832) 379-3745
treasurer.aftonlake@gmail.com
7. The website addresses of the internet website on which the Association's dedicatory instruments are available, in accordance with Tex. Prop. Code §207.006:

The Association has no internet website, and is exempted from Tex. Prop. Code §207.006 in that (1) it is comprised of less than 60 lots; and (2) it is not managed by a "management company" as defined by Tex. Prop. Code §209.002(5-a).

8. The amount and description of fees charged by the Association relating to a property transfer in the Subdivision:

The Association may charge a reasonable and necessary fee, not to exceed \$375.00, to assemble, copy, and deliver the information required by Tex. Prop. Code §207.003(a), to the owner or the owner's agent, the purchaser or the purchaser's agent, or the title insurance company or its agent, as follows: (1) a current copy of the restrictions applying to the Subdivision; (2) a current copy of the Bylaws; and (3) a resale certificate prepared not earlier than the 60th day before the date the certificate is delivered that complies with Tex. Prop. Code §207.003(b); and a reasonable and necessary fee not to exceed \$75.00, to prepare and deliver an update of a resale certificate under Tex. Prop. Code §207.003(f).

The Association may also charges a reasonable fee of: \$150.00 for a statement of account; \$75.00 to provide information to lenders for refinancing of property in the Subdivision; and \$250.00 for an allowable transfer fee under Tex. Prop. Code §5.202(b)(7)(B).

DATED: 11/07, 20²³~~22~~

**AFTON LAKE PROPERTY OWNERS
ASSOCIATION, INC.,**
a Texas non-profit corporation

By: 

DENNIS HAYDEN, President

(ACKNOWLEDGMENT APPEARS ON FOLLOWING PAGE)

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

ACKNOWLEDGMENT

This instrument was acknowledged before me on the 7th day of November 2023 2023, by **DENNIS HAYDEN**, the President of Afton Lake Property Owners Association Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Mary Sieres
Notary Public - State of Texas