(To be recorded in Real Property Records of Collin County, Texas)

Avalon / McKinney Residential Association, Inc.
Property Owners' Association Management Certificate

As Required by Section 209.004, Texas Property Code

This certificate updates and replaces any previously recorded management certificate for this subdivision, such as instrument(s) recorded as Documents 20210430000872810, 20131213001641290 and 20060501000573640

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1. Subdivision information. Avalon / McKinney is an addition to the city of McKinney in Collin County, Texas. The plats of the four tracts are recorded in the Plat Records of Collin County, Texas as:

- Phase 1 - Cabinet N, Slide 502 – Map Records of Collin County, Texas.
- Phase 2 - Cabinet O, Slide 379 – Map Records of Collin County, Texas.
- Phase 3 - Cabinet P, Slide 544 – Map Records of Collin County, Texas.
- Phase 4 - Cabinet Q, Slide 477 – Map Records of Collin County, Texas.

Declaration information. Lots in Avalon / McKinney are subject to the Declaration of Covenants, Conditions & Restrictions for Avalon / McKinney Residential Association, recorded on December 5th, 2001 as Document 20011205001554720, and rerecorded on March 26th, 2002 as Document 20020326000440030.

- First Supplementary: Document 20030130000186690, recorded on January 30th, 2003
- Second Supplementary: Document 20040316000361680, recorded on March 16th, 2004
- Third Supplementary: Document 20050506000602960, recorded on May 6th, 2005.
- First Amendment –Document 20030305000394980, recorded on March 3rd, 2003.

2. Name of property owners association: Avalon / McKinney Residential Association, Inc.

3. How to contact the association through its managing agent.

Avalon / McKinney Residential Association, Inc.
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential ("FirstService Residential")
14951 North Dallas Parkway, Suite 600
Dallas, Texas 75254-7892
Phone: 214-871-9700
Website: www.fsresidential.com
Email Address: Mgmt-CertificateTX@fsresidential.com
Community Website: https://avalonmckinney.connectresident.com
Resale Disclosure Package: $375.00
Homeowner Setup/Unit Transfer: $250.00

Signed this 30 day of August 2021

Avalon / McKinney Residential Association, a Texas property owner's association

By: _____

Michelle Malegni, Vice President
FirstService Residential Texas, Managing Agent

THE STATE OF TEXAS
COUNTY OF DALLAS
This instrument was acknowledged before me on this 30 day of August 2021 by Michelle Malegni on behalf of FirstService Residential, Managing Agent of a Texas property owners' association, on behalf of said association.

WENDY RANDALL
Notary Public, State of Texas
Comm. Expires 05-15-2022
Notary ID 12981974-9

Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:
Avalon / McKinney Residential Association, Inc.
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential ("FirstService Residential")
14951 North Dallas Parkway, Suite 600
Dallas, Texas 75254

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
09/08/2021 10:18:26 AM
$30.00 TBARNETT
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