

Management Certificate

In compliance with Tex. Prop. Code, Title 11 Section 209.004

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, Randall Q. Smith, am the Property Manager of Avalon Terrace Homeowners Association, the entity filing this Management Certificate ("the Association"), which is a duly organized and existing non-profit Texas Corporation. In said capacity, I am aware of the governing documents for the Association and am competent to make this Affidavit. As such, I certify that the following information is correct:

Name of Subdivision: Avalon Terrace
Name of Association: Avalon Terrace Homeowners Association
Website of Association: <https://www.randallmanagement.com/avalon-terrace/>

The governing documents for the Association are as follows:

NAME	FILING #	DATE FILED
Articles of Incorporation	V188280	07/20/01
Bylaws	V188280	07/20/01
Declaration of Covenants, Conditions and Restrictions	U414133	05/30/04
Flag Display, Religious Display, Roofing Devices, Solar Energy Devices, Rainwater Harvesting Devices, Xeriscaping, Record Retention, Resale Cert. Production, & Amended Collection Policies	20130640018	12/26/13

Fees charged by the association relating to a property transfer in the subdivision are more fully described in the attached Exhibit "A".

Additional fees which may include fees for items such as collections, refinancing, returned checks, title searches, lien searches, certified mail fees, deed compliance are set forth in one or more of the policies indicated herein.

For information regarding additional fees charged by the Association's attorney for matters including collections, transfers, refinancing, resale, returned checks, title searches, lien searches, certified mail fees, deed compliance, please contact the Association's counsel, at the address below.

The name and mailing address of the Association:

Avalon Terrace Homeowners Association
6200 Savoy, Suite 420
Houston, Tx 77036

The name, mailing address, telephone number, and email address of the Association's managing agent / designated representative:

Randall Q. Smith
Aracely Castro
Randall Management
6200 Savoy, Suite 420
Houston, Tx 77036
(713) 728-1126
AT@randallmanagement.com

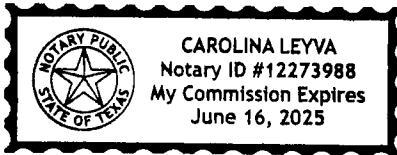
Legal Counsel for the Association is as follows:

LAMBRIGHT ★ MCKEE
940 Corbindale Rd.
Houston, Texas 77024
Telephone (713) 840-1515
Facsimile (713) 840-1521

Date: August 31, 2021
By: Randall Q. Smith
Randall Q. Smith, Property Manager

STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 31st day of August, 2021, by Randall Q. Smith, Property Manager, on behalf of the Association.



[Signature]
Notary Public in and for the State of Texas

EXHIBIT "A"

EXHIBIT "A"

**FEES CHARGED BY THE ASSOCIATION RELATING
TO A PROPERTY TRANSFER IN THE SUBDIVISION**

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>MADE PAYABLE TO:</u>
Management Transfer Fee	\$250.00	Randall Management
Association Transfer Fee	N/A	Association
Refinancing Fee	\$100	Randall Management
Resale Certificate	\$250	Randall Management
Resale Update	\$75	Randall Management
Quote Fee	\$100	Randall Management
Quote Update	\$50	Randall Management
Capital Reserve Fee	N/A	Association
Move-in Fee	N/A	Association
Elevator Fee	N/A	Association
Resale Cert. Rush Fees	<ul style="list-style-type: none">• \$25.00 (5-6 Days)• \$50.00 (3-4 Days)• \$75.00 (1-2 Days)	Randall Management
Quote Rush Fees	<ul style="list-style-type: none">• \$25.00 (5-6 Days)• \$50.00 (3-4 Days)• \$75.00 (1-2 Days)	Randall Management

RP-2021-503396
Pages 3
09/02/2021 08:54 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$22.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2021-503396