

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
AVERY GLEN RESIDENTIAL COMMUNITY, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

The undersigned, being the Managing Agent for Avery Glen Residential Community, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Avery Glen.
2. Name of Association: The name of the Association is Avery Glen Residential Community, Inc.
3. Recording Data for the Subdivision:
 - a. Avery Glen Phase I, a subdivision located in Williamson County, Texas, according to the map or plat thereof filed of record under Plat File No. 2019001340 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Avery Glen Phase II, a subdivision located in Williamson County, Texas, according to the map or plat thereof filed of record under Plat File No. 2020004107 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions Avery Glen.
 - b. Recording Information:
 - (1) Williamson County Clerk's File No. 2019002255.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Avery Glen Residential Community, Inc. c/o RealManage, P.O. Box 803555, Dallas, Texas 75380-3555.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

RealManage Closing Portal
P.O. Box 803555
Dallas, Texas 75380-3555.
866.473.2573
aveglen@ciramail.com

7. The Association's Dedicatory Instruments are available to Members online at:
www.ciranet.com/residentportal.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 375.00
Resale Certificate Update	\$ 75.00
Transfer Fee	\$ 325.00
Refinance Fee	\$ 250.00
Working Capital Assessment [Declaration Article 6, Section 6.8]	Each Owner of a Lot will pay a one-time Working Capital Assessment to the Association upon the transfer of a Lot. The amount of the Working Capital Assessment for 2023 is \$360.00. Some exemptions may apply. For future years, the Working Capital Assessment must be confirmed with the Association.

Resale certificates are requested via the RealManage Closing Portal at www.realmanage.com/closingportal.

[The remainder of this page was intentionally left blank.]

Executed on this 17th day of October, 2023.

Avery Glen Residential Community, Inc.

By: RealManage, Managing Agent

By: Christine Gammache

Printed: CHRISTINE GAMMACHE

Its: Vice President

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
 COUNTY OF Williamson §

BEFORE ME, the undersigned notary public, on this 17th day of October, 2023 personally appeared Christine Gammache, Vice President for RealManage, Managing Agent for Avery Glen Residential Community, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



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

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2023087165

Pages: 4 Fee: \$34.00

10/19/2023 08:22 AM

JDISHER



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas