MANAGEMENT CERTIFICATE
FOR
AVALON / MCKINNEY RESIDENTIAL ASSOCIATION, INC.

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

The undersigned, being the Managing Agent of Avalon / McKinney Residential Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. The name of the subdivision: Avalon - Phases 1,2,3, and 4.

2. The name of the Association: Avalon / McKinney Residential Association, Inc.

3. The recording data for the subdivision: See Exhibit A.

4. The name and mailing address of the Association:

   Avalon / McKinney Residential Association, 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: $100.00 (Do not collect).

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

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

AVALON / MCKINNEY RESIDENTIAL ASSOCIATION, INC.
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan
Name: Beverly Coghlan

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 9th day of August, 2024, by Beverly Coghlan, Agent for the Association of AVALON / MCKINNEY RESIDENTIAL ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas

DEANN WEEKS
Notary Public, State of Texas
Comm. Expires 08-05-2028
Notary ID 130767687

EXHIBIT A

Document	Recording Information
Avalon Phase 1 Plats – December 06, 2001	Document No. N/502
Avalon Phase 2 Plats – January 30, 2003	Document No. O/379
Avalon Phase 3 Plats – March 16, 2004	Document No. P/544
Avalon Phase 4 Plats – June 8, 2005	Document No. Q/477
Declaration of Covenants, Conditions and Restrictions for Avalon / McKinney Residential Association, Inc. – December 5, 2001	Document No. 20011205001554720
Declaration (Corrected) – March 26, 2002	Document No. 20020326000440030
First Supplementary Declaration (Phase 2) – January 30, 2003	Document No. 20030130000186690
Second Supplementary Declaration (Phase 3) – March 16, 2004	Document No. 20040316000361680
Third Supplementary Declaration (Phase 4) – May 6, 2005	Document No. 20050506000602960
First Amendment to Declaration – March 5, 2003	Document No. 20030305000394980
First Amendment to Declaration (Refiled) – April 30, 2003	Document No. 20030430000785360

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2024000101426

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: August 19, 2024 02:14 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: $33.00

********** **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:	2024000101426
Receipt Number:	20240819000570
Recorded Date/Time:	August 19, 2024 02:14 PM
User:	Michelle K
Station:	cck051

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

Stacey Kemp