

**AVALON RIDGE COMMUNITY ASSOCIATION, INC.**  
**MANAGEMENT CERTIFICATE**

THE STATE OF TEXAS §  
COUNTY OF MONTGOMERY §

The undersigned, being the Managing Agent for Avalon Ridge Community Association, Inc., a nonprofit corporation organized and existing under the laws of the State of Texas (the "**Association**"), submits the following information pursuant to Section 209.004 of the Texas Property Code, which information supersedes the information in any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Avalon Ridge.
2. Name of Association: The name of the Association is Avalon Ridge Community Association, Inc.
3. Recording Data for the Subdivision:
  - a. Avalon Ridge, Section 1, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under File No. 2025129484 of the Plat Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:\*
  - a. First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Avalon Ridge, Montgomery County Clerk's File No. 2026004357.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Avalon Ridge Community Association, Inc. c/o Community Solutions Unlimited, LLC, P.O. Box 5191, Katy, Texas 77491.
6. Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Community Solutions Unlimited, LLC. Address: P.O. Box 5191, Katy, Texas 77491. Phone No.: 713.429.5440. Email Address: service@csutx.com.
7. Association Website: The Association's Dedicatory Instruments are available to Members online at: [www.csutx.com](http://www.csutx.com)
8. The amount and description of the fees and other charges charged by the Association in connection with a property transfer are as follows:

<b>Description</b>	<b>Fee</b>
Resale Certificate Fee	\$ 250.00
Refinance Fee	\$ 75.00
Transfer Fee	\$ 250.00
Capitalization Fee [Declaration Article XV, Section E]	<p>Each Grantee acquiring title to a Lot agrees to pay to the Association a Capitalization Fee in an amount equal to 100% of the then-current Annual Assessment rate charged to Owners (other than Builders), plus 100% of the then-current Service Area Assessment rate, if applicable. Notwithstanding the foregoing, the Capitalization Fee payable by a Builder acquiring title to a Lot is an amount equal to the Builder Annual Assessment Rate plus 50% of the then-current Service Area Assessment, if applicable which applies to Lot Owners other than Builders or Declarant.</p>

[SIGNATURE PAGE FOLLOWS]

Executed on this 26 day of January, 2026.

**AVALON RIDGE COMMUNITY ASSOCIATION,  
INC., a Texas nonprofit corporation**

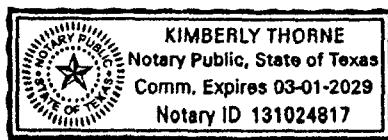
By: Community Solutions Unlimited, LLC,  
Managing Agent

By: R. W  
Printed: Rachel Schmidt  
Its: Agent

\*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 Harris §

BEFORE ME, the undersigned notary public, on this 26 day of January, 2026 personally appeared Rachel Schmidt, the Managing Agent of Community Solutions Unlimited, LLC, Managing Agent for Avalon Ridge Community Association, Inc., a Texas nonprofit corporation, 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.



Kimberly Thorne  
Notary Public in and for the State of Texas

**E-FILED FOR RECORD**

01/27/2026 10:52AM



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

**01/27/2026**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas