

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
SECTION 10 PROPERTY OWNER'S ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

SECTION 10 PROPERTY OWNERS ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is High Meadow Estates, Section 10;
- (2) the name of the Association is Section 10 Property Owner's Association, Inc.;
- (3) the subdivision is recorded in the Map Records of Montgomery County, Texas, as follows:
 - (a) High Meadow Estates, Section 10 under Cabinet Z, Sheet 8780;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Montgomery County, Texas, as follows:
 - (a) Declaration of Covenants, Conditions and Restrictions for High Meadow Estates, Section 1, under Clerk's File No. 2009039700;
 - (b) Supplemental Declaration of Covenants, Conditions and Restrictions for High Meadow Estates, Section 10, under Clerk's File No. 2022096459;
- (5) the name and mailing address of the Association is:
 - (a) Section 10 Property Owner's Association, Inc., c/o Tri-Star Community Management, LLC, 525 Woodland Sq. Blvd, Suite 250, Conroe, Texas 77384;
- (6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:
 - (a) Tri-Star Community Management, LLC;
 - (b) 525 Woodland Sq. Blvd, Suite 250, Conroe, Texas 77384;
 - (c) (936) 207-1440;
 - (d) christy@tristarcm.net;
- (7) The Association's website address is:

www.highmeaowestatespoa.com

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- (a) Transfer Fee (Section 10) - 1.5% of Sales Price for Lots upon which construction of the primary residence has been completed. 1.5% of Sales Price for all other Lots.
- (b) Transfer Fee (Tri-Star) - \$275.00;
- (c) Resale Certificate Rush Fees:
 - a. 1 day: \$100.00;
 - b. 2 days: \$70.00;
 - c. 3 days: \$50.00;
- (d) Resale Certificate Update - \$75.00;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

[CERTIFICATION TO FOLLOW]

CERTIFICATION

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

I, the undersigned, pursuant to §202.006 of the Texas Property Code, do hereby certify, as follows:

(1) I am an agent for Section 10 Property Owner’s Association, Inc. a Texas non-profit corporation;

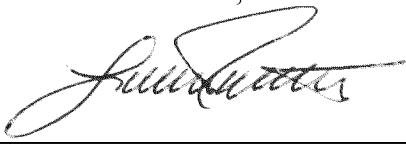
(2) An Instrument titled: **“PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE SECTION 10 PROPERTY OWNER’S ASSOCIATION, INC.”**, is attached hereto;

(3) The property affected by the said Instrument is described as, to wit:

(a) High Meadow Estates, Section 10, an addition in Montgomery County, Texas, according to the maps or plats thereof, recorded in the Map Records of Montgomery County, Texas, under Cabinet Z, Sheet 8780, and any additional real property made subject to the jurisdiction of the Association now and in the future.

(4) The attached Instrument is a true and correct copy of the original.

IN WITNESS WHEREOF, I have hereunto subscribed my name on August 8, 2024.

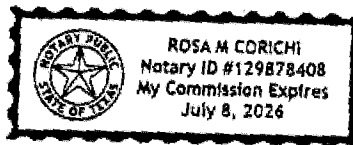
By: 


Luke P. Tollett, Agent for Section 10 Property Owner’s Association, Inc.

STATE OF TEXAS §
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BEFORE ME, the undersigned authority, on the day personally appeared the person whose name is subscribed to the foregoing document and declared that he signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office on August 8, 2024.




Notary Public, State of Texas

E-RECORDED BY:
HOLTTOLLETT, P.C.
9821 Katy Freeway, Suite 350
Houston, Texas 77024

E-FILED FOR RECORD

08/12/2024 08:56AM



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.

08/12/2024



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas