

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**

*for*

**HAMILTON MEADOWS HOMEOWNERS ASSOCIATION, INC.**

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STATE OF TEXAS               §  
  §  
COUNTY OF SMITH         §

The undersigned, being the President of Hamilton Meadows Homeowners Association, 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:

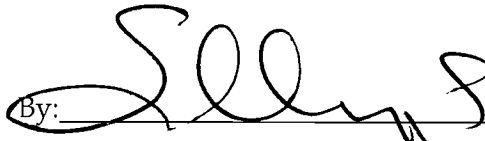
1. Name of Subdivision: The name of the subdivision is Hamilton Meadows.
2. Name of Association: The name of the Association is Hamilton Meadows Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a. Hamilton Meadows, a subdivision in Smith County, Texas, according to the map or plat thereof, recorded in Cabinet F, Slide 265A of the Plat Records of Smith 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 for Hamilton Meadows.
  - b. Recording Information:
    - (1) Smith County Clerk's File No. 202201028787.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Hamilton Meadows Homeowners Association, Inc., 112 East Heritage, Tyler, Texas 75703.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Sam Mezayek, President. Address: 112 East Heritage, Tyler, Texas 75703. Phone No.: 903.561.6000. Email Address: sam@mezayek.com.

7. The Association's Dedicatory Instruments are Available to Members Online at:  
www. Hamilton-meadows.com.
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 Fee	\$ 75.00
Resale Certificate Update Fee	\$ 75.00
Capitalization Fee [Declaration Article XIII, Section D]	Each purchaser (other than Declarant), upon acquiring title to a lot, shall pay a Capitalization Fee in an amount equal to 20% of the then-current Annual Assessment. The Annual Assessment rate is based on the size of the townhome. The Capitalization Fee amount must be confirmed with the Association.

EXECUTED on this 26<sup>th</sup> day of August, 2022.

HAMILTON MEADOWS HOMEOWNERS  
ASSOCIATION, INC.

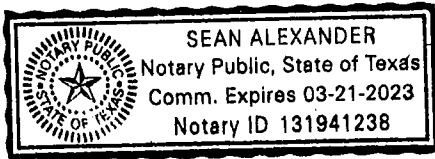
By:   
 Printed: SAM MEZAYEK  
 Its: President

\*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 Smith       §

BEFORE ME, the undersigned notary public, on this 26 day of August,  
2022 personally appeared Sam Mezayek, President of  
Hamilton Meadows Homeowners Association, 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.

Sean Alexander  
Notary Public in and for the State of Texas



**Smith County  
Karen Phillips  
Smith County Clerk**

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**Document Number:** 202201033283

eRecording - Real Property

CERTIFICATE

Recorded On: August 29, 2022 08:24 AM

Number of Pages: 4

Billable Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$34.00

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\*\*\*\*\* 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: 202201033283

Receipt Number: 20220829000002

Recorded Date/Time: August 29, 2022 08:24 AM

User: Jennafer M



**STATE OF TEXAS  
COUNTY OF SMITH**

**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 Records of Smith County, Texas.**

Karen Phillips  
Smith County Clerk  
Smith County, TX