



*Laura Richard*

Laura Richard, County Clerk

Fort Bend County Texas

Pages: 7

Fee: \$ 40.00

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
SEVEN MEADOWS COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS                   §

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COUNTY OF FORT BEND       §

Seven Meadows Community 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 Seven Meadows;
- (2) the name of the Association is Seven Meadows Community Association, Inc.;
- (3) the name of the subdivisions and are recorded in the Plat Records of Fort Bend County, Texas, along with any supplements or replats thereof, as follows:
  - (a) Seven Meadows, Section One, recorded under Instrument No. 20010284;
  - (b) Seven Meadows, Section Two, recorded under Instrument No. 20010486;
  - (c) Seven Meadows, Section Three, recorded under Instrument No. 20010509;
  - (d) Seven Meadows, Section Four, recorded under Instrument No. 20010285;
  - (e) Seven Meadows, Section Five, recorded under Instrument No. 20010295;
  - (f) Seven Meadows, Section Six, recorded under Instrument No. 20010294;
  - (g) Seven Meadows, Section Seven, recorded under Instrument No. 20010296;
  - (h) Seven Meadows, Section Eight, recorded under Instrument No. 20010613;
  - (i) Seven Meadows, Section Nine, recorded under Instrument No. 20010487;
  - (j) Seven Meadows, Section Ten, recorded under Instrument No. 20040115;
  - (k) Seven Meadows, Section Eleven, recorded under Instrument No. 20040116;
  - (l) Seven Meadows, Section Twelve, recorded under Instrument No. 20060013;
  - (m) Seven Meadows, Section Thirteen, recorded under Instrument No. 20060014;

- (n) Seven Meadows, Section Fourteen, recorded under Instrument No. 20060261;
- (o) Seven Meadows, Section Fifteen, recorded under Instrument No. 20060089;
- (p) Seven Meadows, Section Sixteen, recorded under Instrument No. 20060262;
- (q) Seven Meadows, Section Seventeen, recorded under Instrument No. 20060094;
- (r) Seven Meadows, Section Eighteen, recorded under Instrument No. 20060093;
- (s) Seven Meadows, Section Nineteen, recorded under Instrument No. 20060096;
- (t) Seven Meadows, Section Twenty, recorded under Instrument No. 20060099;
- (u) Seven Meadows, Section Twenty-One, recorded under Instrument No. 20070049;
- (v) Seven Meadows, Section Twenty-Two, recorded under Instrument No. 20070261;
- (w) Seven Meadows Gaston Road Commercial Reserve, recorded under Instrument No. 20050136;
- (x) Avalon at Seven Meadows, Section One, recorded under Instrument No. 20010606;
- (y) Avalon at Seven Meadows, Section Two, recorded under Instrument No. 20010632;
- (z) Avalon at Seven Meadows, Section Three, recorded under Instrument No. 20040069; Avalon at Seven Meadows;
- (aa) Avalon at Seven Meadows, Section Four, recorded under Instrument No. 20050197;
- (bb) Avalon at Seven Meadows, Section Five, recorded under Instrument No. 20050097;
- (cc) Avalon at Seven Meadows, Section Six, recorded under Instrument No. 20050082;

- (dd) Avalon at Seven Meadows, Section Seven, recorded under Instrument No. 20050123;
- (ee) Avalon at Seven Meadows, Section Eight, recorded under Instrument No. 20070044;
- (ff) Seven Meadows Parkway and Reserves, recorded under Instrument No. 20010282;
- (gg) Shops at Seven Meadows, recorded under Instrument No. 20080076;
- (hh) Shoppes at Seven Lakes, recorded under Instrument No. 20080194;
- (ii) Members Choice Credit Union, recorded under Instrument No. 20070186;

(4) the Declarations, amendments and/or supplements thereto, for the Seven Meadows Subdivision are recorded in the Real Property Records of Fort Bend County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for Seven Meadows, recorded under Instrument No. 2002076213;
- (b) Supplemental Declaration for Seven Meadows, recorded under Instrument No. 2002140861;
- (c) Supplemental Declaration for Seven Meadows, recorded under Instrument No. 2003104353;
- (d) Supplemental Declaration for Seven Meadows (Section 2), recorded under Instrument No. 2004087545;
- (e) Amendment to the Declaration and Supplemental Declarations of Covenants, Conditions and Restrictions for Seven Meadows, recorded under Instrument No. 2007148423;
- (f) Supplemental Declaration for Seven Meadows (Section 3), recorded under Instrument No. 2004087546;
- (g) Supplemental Declaration for Seven Meadows (Section 8), recorded under Instrument No. 2004087547;
- (h) Amendment to the Supplemental Declaration for Seven Meadows (Section 8), recorded under Instrument No. 2006158767;
- (i) Supplemental Declaration for Seven Meadows (Section 9), recorded under Instrument No. 2003174372;

- (j) Amendment to the Supplemental Declaration for Seven Meadows (Section 9), recorded under Instrument No. 2006158768;
- (k) Supplemental Declaration for Seven Meadows (Section 10), recorded under Instrument No. 2004113765;
- (l) Supplemental Declaration for Seven Meadows (Section 11), recorded under Instrument No. 2004113766;
- (m) Supplemental Declaration for Seven Meadows (Section 12), recorded under Instrument No. 2006031374;
- (n) Supplemental Declaration for Seven Meadows (Section 13), recorded under Instrument No. 2006031373;
- (o) Supplemental Declaration for Seven Meadows (Sections 14 and 16), recorded under Instrument No. 2006143336;
- (p) Supplemental Declaration for Seven Meadows (Sections 15, 17, 18, 19, and 20), recorded under Instrument No. 2006081370;
- (q) Supplemental Declaration for Seven Meadows (Section 21), recorded under Instrument No. 2007082771;
- (r) Supplemental Declaration for Seven Meadows (Section 22), recorded under Instrument No. 2007140611;
- (s) Declaration of Covenants, Conditions, Restrictions and Easements for Seven Meadows (Neighborhood Retail Shopping Center), recorded under Instrument No. 2006157298;
- (t) Declaration of Covenants, Conditions, Restrictions and Easements for Seven Meadows (Day Care Site), recorded under Instrument No. 2005097436;
- (u) Declaration of Covenants, Conditions, Restrictions and Easements, recorded under Instrument No. 2006158696;
- (v) Declaration of Covenants, Conditions, Restrictions and Easements for Seven Meadows (Neighborhood Retail Shopping Center), recorded under Instrument No. 2006151737;
- (w) Community Covenant for Seven Meadows, recorded under Instrument No. 2002076212;
- (x) Supplemental Declaration for Seven Meadows (Establishing Voting Groups), recorded under Instrument No. 2006158765;

- (y) Amendment to Supplemental Declaration for Seven Meadows, recorded under Instrument No. 2006158766;
- (z) Supplemental Declaration of Community Covenant for Seven Meadows (De-Annexation), under Clerk's Instrument No. 2014041708;
- (aa) Supplemental Declaration of Covenants, Conditions and Restrictions for Seven Meadows (De-Annexation), under Clerk's Instrument No. 2014041709;
- (bb) Declaration of Covenants, Restrictions and Easements (Neighborhood Retail Shopping Center), under Instrument No. 2006151737;
- (cc) Declaration of Covenants, Restrictions and Easements, recorded under Instrument No. 2007156275;
- (dd) Declaration of Covenants, Restrictions and Easements, recorded under Instrument No. 2007137876;
- (ee) Supplemental Declaration for Seven Meadows, recorded under Instrument No. 2003104358;
- (ff) Declaration of Protective Covenants, recorded under Instrument No. 2003104357;

(5) the name and mailing address of the Association is:

- (a) Seven Meadows Community Association, Inc. c/o Inframark Management Services, 2002 West Grand Parkway North, Suite 100, Katy, Texas 77449;

(6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

- (a) Inframark Management Services;
- (b) 2002 West Grand Parkway North, Suite 100, Katy, Texas 77449;
- (c) (713) 329-7100;
- (d) CustomerCare@inframark.com;

(7) The Association's website address is:

- (a) <https://link.zixcentral.com/u/b799fd84/9rvUlyyD7hGpuwMPh3soMg?u=https%3A%2F%2Fengage.goenumerate.com%2Fs%2Fsevenmeadows;>

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

- (a) Transfer Fee: \$275.00;
- (b) Resale Certificate Fee: \$375.00;
- (c) Updated Resale Certificate Fee: \$75.00;
- (d) Rush Fees:
  - i. 1 Day Rush: \$185.00;
  - ii. 3 Day Rush: \$150.00;
  - iii. 5 Day Rush: \$125.00;
- (e) Refinance Fee: \$100.00;

(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.

SIGNED THIS 16 DAY OF November, 2023.

By: Kelly Dixon  
Kelly Dixon, on behalf of Inframark Management Services,  
Managing Agent for Seven Meadows Community Association, Inc.

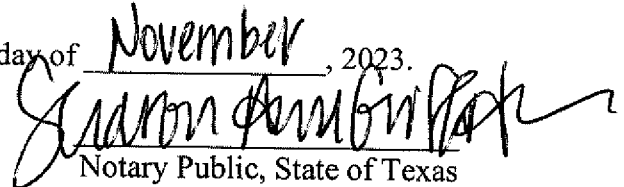
STATE OF TEXAS

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COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Kelly Dixon, of Inframark Management Services, Managing Agent for Seven Meadows Community Association, Inc. and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 16 day of November, 2023.

  
Notary Public, State of Texas

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

