

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
SUNMEADOW COMMUNITY IMPROVEMENT ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

The undersigned, being the Association Manager of **SUNMEADOW COMMUNITY IMPROVEMENT ASSOCIATION, INC.** (hereinafter the "Association"), a non-profit corporation 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(s):

The name of the Subdivision(s) are as follows:

Sunmeadow, Section 1; Sunmeadow Addition, Section One (1); Sunmeadow Addition, Section Two (2); Sunmeadow Addition, Section Three (3).

2. Name of Association:

The name of the Association is **SUNMEADOW COMMUNITY IMPROVEMENT ASSOCIATION, INC.**

3. Recording Data for the Subdivision(s):

The recording data for the Subdivision is:

- a. Sunmeadow, Section One (1),** a subdivision in Galveston County, Texas, according to the map or plat thereof recorded at **Volume 1616, Page 173 and Clerk's File No. 74687** of the Map Records of Galveston County, Texas covering: Lots 1-2, Block 1; Lots 1-6, Block 2; Lots 1-62, Block 3; Blots 1-16, Block 4; Lots 1-43, Block 5; Lots 1-32, Block 6; Lots 1-34, Block 7; Lots 1-4, Block 8. [REPLAT of Section One (1)] [See Original Plat recorded at Clerk's File No. 59738, Vol. 1616, Pg. 157.].
- b. Sunmeadow, Section Two (2),** a subdivision in Galveston County, Texas, according to the map or plat thereof recorded at **Volume 10, Page 75** of the Map Records of Galveston County, Texas covering: Lots 44-49, Block 5, Lots 35-81, Block 7; Lots 1-5, Block 8; Lots 1-39, Block 9.
- c. Sunmeadow, Section Three (3),** a subdivision in Galveston County, Texas, according to the map or plat thereof recorded at **Volume 15, Pages 38-39** of the Map Records of Galveston County, Texas covering: Lots 82-109, Block 7; Lots 5-84, Block 8; Lost 40-79, Block 9; Lots 1-21, Block 10; Lots 1-60, Block 11.
- d. Map Instrument Number 6809622, Book 8, Page 85, Official Public Records of Galveston County, Texas.**

- e. Map Instrument Number 9904471, Book 18, Page 850, Official Public Records of Galveston County, Texas
- f. Map Instrument Number 6900643, Book 8, Page 88, Official Public Records of Galveston County, Texas
- g. Map Instrument Number 7304818, Book 10, Page 75, Official Public Records of Galveston County, Texas
- h. Map Instrument Number 7609332, Book 15, Page 38, Official Public Records of Galveston County, Texas
- i. Map Instrument Number 7609333, Book 15, Page 39, Official Public Records of Galveston County, Texas
- j. Map Instrument Number 7522718, Book 15, Page 27, Official Public Records of Galveston County, Texas

4. **Recording Data for the Declaration(s):**

The recording data for the Declaration is as follows:

- a. **Restrictions, Covenants, and Conditions, Sunmeadow Addition, Section 1**, recorded under Clerk's File No. File No. **4092** and Deed of Trust records at **Book 2082, Page 745**, Clerk's File No. **7001874** of the Official Public Records of Real Property of Galveston County, Texas.
- b. **Restrictions, Covenants, and Conditions, Sunmeadow Addition, Section 2**, recorded under Clerk's File No. File No. **33843** and Deed of Trust records at **Book 2534, Page 741**, Clerk's File No. **7501563** of the Official Public Records of Real Property of Galveston County, Texas.
- c. **Restrictions, Covenants, and Conditions, Sunmeadow Addition, Section 3**, recorded under Clerk's File No. File No. **105777/7706830** and Deed of Trust records at **Book 2802, Page 135** of the Official Public Records of Real Property of Galveston County, Texas.
- d. **Restrictions, Covenants, and Conditions, Sunmeadow, Section 1**, recorded at Clerk's File No. 75312 under Deed of Trust records at **Book 2010, Page 344**, Clerk's File No. 6901281 of the Official Public Records of Real Property of Galveston County, Texas. [Original Restrictions, Covenants, and Conditions, Sunmeadow, Section 1, filed in the Galveston County Deed of Trust Records on June 18, 1968, in Vol. 1962, Pg. 278, Clerk's File No. 6811023.]
- e. **Restriction, Covenants, and Conditions for a Partial Replat of Sunmeadow, Section 2**, Instrument Number 7601216, Book 2640, Page 238, Official Public Records of Galveston County, Texas.
- f. **Special Use Restriction**, Instrument Number 7315383, Book 2388, Page 357, Official Public Records of Galveston County, Texas.
- g. Instrument Number 7511033, Book 2564, Page 350, Official Public Records of Galveston County, Texas.

Physical location of homes within Sunmeadow Community Improvement Association, Inc. (Sunmeadow Subdivision, Galveston County, Texas):

- a 500 through 528 Belmont Dr, Friendswood TX 77546
- b 400 through 440 Broadmoor St, Friendswood TX 77546
- c 301 through 389 Dawn Hill Dr., Friendswood TX 77546
- d 500 through 5509 Desert Ave Dr, Friendswood TX 77546
- e 102 through 122 Dorado Dr, Friendswood TX 77546
- f 700 through 709 Doral Ct, Friendswood TX 77546
- g 201 through 663 E Castle Harbour Dr, Friendswood TX 77546
- h. 301 through 548 Gleneagles Dr, Friendswood TX 77546
- i. 300 through 539 Old Course Dr, Friendswood TX 77546
- J 101 through 202 Palm Aire Dr, Friendswood TX 77546
- k 202 through 215 Pecan Valley Ct, Friendswood TX 77546
- l. 501 through 521 Point Clear Dr, Friendswood TX 77546
- m 100 through 148 St Andrews Dr, Friendswood TX 77546
- n 101 through 353 St Cloud Dr., Friendswood TX 77546
- o 600 through 620 Sun Ct, Friendswood TX 77546
- p 203 through 658 W Castle Harbour Dr, Friendswood TX 77546

5. Association Information:

The contact information for the association is as follows:

SUNMEADOW COMMUNITY IMPROVEMENT ASSOCIATION, INC.
c/o Beacon Residential Management
12818 Willow Centre Dr. Ste. B
Houston, TX 77066
Office Telephone: (713) 466-1204

6. Name and Mailing Address of Person Managing the Association or Its Designated Representative:

Todd or Brent Miller, Community Association Managers
SUNMEADOW COMMUNITY IMPROVEMENT ASSOCIATION, INC.
c/o Beacon Residential Management
12818 Willow Centre Dr. Ste B
Houston, TX 77066
Office Telephone: (713) 466-1204
Email Address: resale@brmtexas.com or manager@brmtexas.com

7. Fees Related to Property Transfer:

Resale Certificate: **\$150.00**
Transfer Fee: **\$150.00**
Statement Processing Fee: **\$65.00**
Rush Fee: **\$65.00**

8. Association Website:

https://portal.brmtexas.com/home_v2/Login

9. Other Optional Information:

Management Company Website:

<https://brmtexas.com/>

Executed this the 7th day of September, 2021.

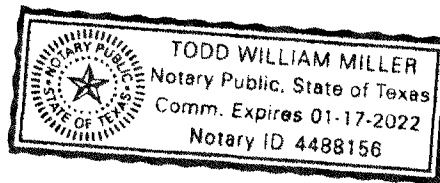
**SUNMEADOW COMMUNITY
IMPROVEMENT ASSOCIATION, INC.**

BY: [Signature]

Brent A. Miller Print Name
Association Manager

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

THIS INSTRUMENT was acknowledged before me on this the 7th day of Sept., 2021, by Brent Miller, Association Manager of **SUNMEADOW COMMUNITY IMPROVEMENT ASSOCIATION, INC.**, a Texas non-profit corporation, on behalf of said corporation.



[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Disclaimer: Please note, this certificate only contains information as required under Tex. Prop. Code §209.004 and may not contain all of the recorded dedicatory instruments for the Association. Prospective purchasers are encouraged to independently examine the Declaration, By-Laws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

FILED AND RECORDED

Instrument Number: 2021066259

Recording Fee: 38.00

Number Of Pages:5

Filing and Recording Date: 09/10/2021 9:38AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in cursive script, reading "Dwight D. Sullivan".

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*