

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

MANAGEMENT CERTIFICATE OF
THE MEADOWS COMMUNITY ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

Pursuant to Tex. Prop. Code chs. 202 and 209, including Tex. Prop. Code sec. 209.004(a-1), the undersigned officer of The Meadows Community Association, the property owners' association for The Meadows, a residential subdivision in League City, Galveston County, Texas, (the "Subdivision") submits this Management Certificate of The Meadows Community Association.

1. The name of the Subdivision is The Meadows.
2. The name of the association for the Subdivision is The Meadows Community Association ("Association").
3. The plats for the Subdivision are recorded in the Real Property Records of Galveston County, Texas, as follows:

The Amending Plat of The Meadows, Section One, recorded in Volume 18, Page 1368, of the Map Records of Galveston County, Texas;

The Plat of The Meadows, Section Two, recorded under Plat Record No. 18, Map Nos. 1384-1385, in the Map Records of Galveston County, Texas;

The Plat of The Meadows, Section Three, recorded in Volume 2005A, Page 113, of the Map Records of Galveston County, Texas;

The Plat of The Meadows, Section Four, recorded in Volume 2005A, Page 110, of the Map Records of Galveston County, Texas;

The Plat of The Meadows, Section Five, recorded under Plat Record No. 2004A, Map Nos. 20 and 21, in the Real Property Records of Galveston County, Texas; and

The Plat of The Meadows, Section Six, recorded under Galveston County Clerk's Instrument No. 2006031292 in the Official Public Records of Galveston County, Texas.

4. The Subdivision presently consists of The Meadows, Section One, The Meadows, Section Two, The Meadows, Section Three, The Meadows, Section Four, The Meadows, Section Five, and The Meadows, Section Six.

5. The Meadows, Section Two, has been added and annexed into the jurisdiction and authority of the Association, and has been subjected to the Declaration of Reservations, Easements, Restrictions, Covenants and Conditions ("Declaration") and to the First Supplement of Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for the Subdivision by that certain Annexation and Notice of Application filed of record in the Real Property Records of Galveston County, Texas, under Instrument Number 2003001946.

The Meadows, Section Five, has been added and annexed into the jurisdiction and authority of the Association, and has been subjected to the Declaration and to the First Supplement of Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for the Subdivision by that certain Annexation and Notice of Application filed of record in the Real Property Records of Galveston County, Texas, under Instrument Number 2004024216.

The Meadows, Section Three, has been added and annexed into the jurisdiction and authority of the Association by that certain Annexation and Notice of Application filed of record in the Real Property Records of Galveston County, Texas, under Instrument Number 2005073731, and has been subjected to the Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for The Meadows, Section Three and Section Four, recorded in the Real Property Records of Galveston County, Texas, under County Clerk's Instrument Number 2005073398 by the terms thereof.

The Meadows, Section Four, has been added and annexed into the jurisdiction and authority of the Association by that certain Annexation and Notice of Application filed of record in the Real Property Records of Galveston County, Texas, under Instrument Number 200507371, and has been subjected to the Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for The Meadows, Section Three and Section Four, recorded in the Real Property Records of Galveston County, Texas, under County Clerk's Instrument Number 2005073398 by the terms thereof.

The Meadows, Section Six, has been added and annexed into the jurisdiction and authority of the Association, and has been subjected to the Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for The Meadows, Section Three and Section Four, by that certain Annexation and Notice of Application filed of record in the Real Property Records of Galveston County, Texas, under Instrument Number 2006036041.

6. The Declaration applicable to Sections One, Two and Five of the Subdivision has been recorded in the Real Property Records of Galveston County, Texas, under County Clerk's Instrument Number 2002030051. A First Supplement of Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for The Meadows applicable to Sections One, Two and Five of the Subdivision has been recorded in the Real Property Records of Galveston County, Texas, under County Clerk's Instrument Number 2002075123.

The Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for The Meadows, Section Three and Section Four, made applicable thereto and to The Meadows, Section Six, has been recorded in the Official Public Records of Galveston County, Texas, under County Clerk's Instrument Number 2005073398.

7. The contact information of the Association, and that of the person managing the Association, is c/o LPI Property Management, LLC, P.O. Box 3217, Pearland, Texas 77588-3217, attn: Jordan Cook; jcook@lpidev.net; (281) 947-8675. lpipropertymanagement.com. The current transfer fee for the transfer of any Lot in the Association is \$200.00.

8. A true and correct copy of the current Articles of Incorporation has been recorded in the Real Property Records of Galveston County, Texas under Instrument Number 2003006445. The By-laws of the Association, as amended, recorded in the Real Property Records of Galveston County, Texas under Instrument Nos. 2003006445 and 2009041924 are hereby revoked. A true and correct copy of the current By-laws of the Association are attached to that certain Management Certificate of The Meadows Community Association recorded in the Official Public Records of Galveston County, Texas under County Clerk's Instrument Number 201203257. A true and correct copy of the First Amendment to the Bylaws of The Meadows Community Association is attached hereto.

9. That certain Late Fee Policy adopted by the Board of Directors of the Association on February 18, 2010 attached to that certain Management Certificate of The Meadows Community Association recorded in the Official Public Records of Galveston County, Texas under County Clerk's Instrument Number 2010008474 is hereby revoked. That certain Collection Referral Policy attached to that certain Management Certificate of The Meadows Community Association recorded in the Official Public Records of Galveston County, Texas under County Clerk's Instrument Number 2011065461 is hereby revoked.

10. True and correct copies of the current Document Retention Policy and Document Production and Copying Policy are attached to that certain Management Certificate of The Meadows Community Association recorded in the Official Public Records of Galveston County, Texas under County Clerk's Instrument Number 2011065461. That certain Delinquency Collection Policy attached to that certain Management Certificate of The Meadows Community Association recorded in the Official Public Records of Galveston County, Texas under County Clerk's Instrument Number 2011065461 is hereby revoked.

11. True and correct copies of the current Vehicle and Parking Policy and Community Fence Maintenance Policy are attached to that certain Management Certificate of The Meadows Community Association recorded in the Official Public Records of Galveston County, Texas under County Clerk's Instrument Number 2013060317. A true and correct copy of the current Exterior Maintenance Guidelines is attached to that certain Management Certificate of The Meadows Community Association recorded in the Official Public Records of Galveston County, Texas under County Clerk's Instrument Number 2014014733.

12. That certain Alternative Payment Schedule Policy attached to that certain Management Certificate of The Meadows Community Association recorded in the Official Public Records of Galveston County, Texas under County Clerk's Instrument Number 2011065461 is hereby revoked. A true and correct copy of the current Alternative Payment Schedule Policy is attached to that certain Management Certificate of The Meadows Community Association recorded in the Official Public Records of Galveston County, Texas under County Clerk's Instrument Number 2016008672.

13. True and correct copies of the current Delinquency Collection Policy, Alternative Payment Schedule Policy, Collection Referral Policy, Political Sign Policy, Rental and Lease Policy, Architectural Review Authority and Appeals Policy, Bid Solicitation Policy, and Deed Restriction Violation Dispute Policy are attached hereto. All policies previously adopted by the same name are hereby revoked.

Signed this 18th day of November, 2021.

THE MEADOWS COMMUNITY ASSOCIATION

By: Tom McKenzie
Name: TOM MCKENZIE
Title: PRESIDENT

STATE OF TEXAS §

COUNTY OF GALVESTON §

This instrument was acknowledged before me on the 18th day of November 2021 by Tom McKenzie, Board President of The Meadows Community Association, a Texas non-profit corporation, on behalf of said non-profit corporation.

Bobbie J. Lopez
Notary Public in and for the State of Texas

