

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
VINEYARD MEADOW RESIDENTIAL COMMUNITY, INC.**

---

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS         §

The undersigned, being the V.P. of Client Services of Inframark, Management Company for Vineyard Meadow Residential Community, Inc., 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 Vineyard Meadow Residential Community, Inc.:

1. Name of Subdivision: Vineyard Meadow.
2. Name of Association: Vineyard Meadow Residential Community, Inc.
3. Recording Data for the Subdivision:
  - (a) Vineyard Meadow, Sections 1, 2, 3, 4, 5, 6, 7, 8, and 9, additions in Harris County, Texas, according to the maps or plats thereof, recorded in the Map Records of Harris County, Texas, under Clerk's Film Code Nos. 608126, 608129, 240239, 641228, 646061, 649146, 650289, 663098, and 669156, along with any amendments or supplements thereto.
4. Recording Data for the Declaration:
  - (a) Declaration of Covenants, Conditions and Restrictions for Vineyard Meadow recorded under Harris County Clerk's File Number 20070271504 and filed on May 4, 2007 in the Official Public Records of Real Property of Harris County, Texas
  - (b) Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions, Vineyard Meadow, Section Two, recorded under Harris County Clerk's File Number 20070449273 in the Official Public Records of Real Property of Harris County, Texas.
  - (c) Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions, Vineyard Meadow, Section Three, recorded under Harris County Clerk's File Number 20110276202 in the Official Public Records of Real Property of Harris County, Texas.
  - (d) Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions, Vineyard Meadow, Section Four, recorded under Harris County Clerk's File Number 20110344608 in the Official Public Records of Real Property of Harris County, Texas.
  - (e) Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions, Vineyard Meadow, Sections Five and Six, recorded under Harris County Clerk's File Number 20120553367 in the Official Public Records of Real Property of Harris County, Texas.

(f) Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions, Vineyard Meadow, Section Seven, recorded under Harris County Clerk's File Number 20130486329 in the Official Public Records of Real Property of Harris County, Texas

(g) Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions, Vineyard Meadow, Section Eight, recorded under Harris County Clerk's File Number 20140298341 in the Official Public Records of Real Property of Harris County, Texas

(h) Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions, Vineyard Meadow, Section Nine, recorded under Harris County Clerk's File Number 20140511411 in the Official Public Records of Real Property of Harris County, Texas

5. Name and Mailing Address of the Association is: Vineyard Meadow Residential Community, Inc., c/o Inframark Management Services, 2002 West Grand Parkway North, Ste. 100, Katy, Texas 77449.

6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Vineyard Meadow Residential Community, Inc., c/o Inframark Management Services, 2002 West Grand Parkway North, Ste. 100, Katy, Texas 77449.

7. Telephone Number to Contact the Association is: Vineyard Meadow Residential Community, Inc. c/o Inframark Management Services (281) 870-0585.

8. Email Address to Contact the Association: erica.anglada@inframark.com

9. The Association's website may be found at: [www.inframarkims.com](http://www.inframarkims.com)

10. Fees charged by the Association upon the sale or transfer of Property:

(a) Resale Certificate: \$350.00 or more, not to exceed the maximum allowable rate.

(b) Rush Fee for Resale Certificate: \$185.00 if needed within 24 hours, \$150.00 if needed within 3 days, and \$125.00 if needed within five (5) days.

(c) Updated Certificate: after 30 days of issuance of the original \$75.00.

(d) Certified Statement of Account (Transfer Fee) \$300.00.

(e) Refinance Statement of Account \$100.00.

(f) Capitalization Fee: \$725.00.

Executed on this the 25 day of June 2025.

VINEYARD MEADOW RESIDENTIAL  
COMMUNITY, INC.

By: Kelly R. Dixon

Kelly Dixon, V.P. of Client Services of  
Inframark

THE STATE OF TEXAS

§  
§  
§

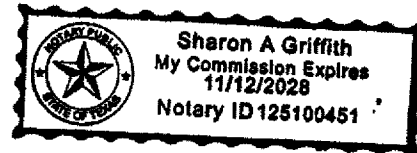
ACKNOWLEDGMENT

COUNTY OF HARRIS

BEFORE ME, the undersigned notary public, on this the 25 day of June 2025, personally appeared Kelly Dixon, V.P. of Client Services of Inframark, Management Company of Vineyard Meadow Residential Community, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.

*Sharon A. Griffith*

Notary Public in and for the State of Texas



RECORDED BY:

**BSG** | SEARS  
BENNETT  
& GERDES, LLP

6548 GREATWOOD PKWY.

SUGAR LAND, TEXAS 77479

RP-2025-252874  
# Pages 4  
07/01/2025 11:19 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$33.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

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.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2025-252874