



CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
for
GRAND MEADOWS OFFICE CONDOMINIUM ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

The undersigned, being the President of Grand Meadows Office Condominium 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 82.116 of the Texas Property Code, which supersedes any prior Management Certificate filed by the Association:

1. Name of Condominium: The name of the condominium is Grand Meadows Office Condominium.
2. Name of Association: The name of the Association is Grand Meadows Office Condominium Association, Inc.
3. Location of Condominium: The location of the condominium is 5151 Meadow Ranch Parkway, Richmond, Fort Bend County, Texas.
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Declaration Condominium for Grand Meadows Office Condominium.
 - b. Recording Information:
 - (1) Fort Bend County Clerk's File No. 2025033918.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Grand Meadows Office Condominium Association, Inc. c/o Imperial Management Group LLC, 800 BonaVenture Way, Suite 159, Sugar Land, Texas 77479.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Imperial Management Group LLC. Address: 800 BonaVenture Way, Suite 159, Sugar Land, Texas 77479. Phone No.: 832.282.8235. Email Address: imperialmanagement@gmail.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://sites.google.com/view/imperial-management/home>.

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Unit Transfer:

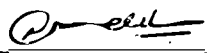
Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update Fee	\$ 75.00
Transfer Fee	\$ 150.00
Refinance Fee	\$ 75.00
Rush Fee	\$ 75.00
Reserve Assessment [Declaration Article 4, Section 4.7]	Upon the transfer of title to a Unit, the Grantee must pay to the Association an amount equal to 100% of the then current annual Common Expense Charge. The Reserve Assessment is due and payable on the date that title is transferred to the Grantee. Some exemptions apply.

9. Other Information the Association Considers Important: N/A.

*This Management Certificate does not purport to identify every publicly recorded document affecting the Condominium, or to report every piece of information pertinent to the Condominium. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Condominium and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

Executed on this 12th day of November, 2025.

**GRAND MEADOWS OFFICE CONDOMINIUM
ASSOCIATION, INC.**

By: 

Printed: Nasruddin Maknoji

Its: President

THE STATE OF TEXAS §
COUNTY OF Fort Bend §

BEFORE ME, the undersigned notary public, on this 12th day of Nov, 2025 personally appeared Nasruddin N Maknoji President of _____ Grand Meadows Office Condominium 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.



Notary Public in and for the State of Texas

