

CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
for
THE CONDOMINIUM OWNERS OF THE MEADOWS, INC.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The undersigned, being the Managing Agent of The Condominium Owners of the Meadows, 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 Management Certificate previously filed by the Association:

1. Name of Condominium: The name of the Condominium is The Meadows Condominiums.
2. Name of Association: The name of the Association is The Condominium Owners of the Meadows, Inc.
3. Location of the Condominium: The Condominium is located on Northgate Drive, Irving, Dallas County, Texas, according to:
 - a. Preliminary Final Plat [for] The Meadows on Northgate Drive - Replat recorded on October 19, 1981, as Document No. 198102048816, in Volume 81204, Page 1997, of the Map or Plat Records of Dallas County, Texas;
 - a. Phase II [for] The Meadows Condominiums as referenced in the Supplemental Declaration and Amendment for The Meadows Condominiums Phase II recorded on May 27, 1982, as Document No. 198201053098, in Volume 82105, Page 285, of the Official Public Records of Dallas County, Texas;
 - b. Final Plat [for] The Meadows on Northgate Drive Phase I recorded on May 28, 1982, as Document No. 198201064155, in Volume 82106, Page 1397, of the Map or Plat Records of Dallas County, Texas; and
 - c. Final Plat [for] The Meadows on Northgate Phase I Revised recorded on May 18, 1983, as Document No. 198300990720, in Volume 83099, Page 1230, of the Map or Plat Records of Dallas County, Texas.
4. Recording Data for the Declaration:
 - b. Condominium Declaration for The Meadows Condominiums recorded on April 8, 1982, as Document No. 198200699106, in Volume 82069, Page 208, of the Official Public Records of Dallas County, Texas;
 - c. First Amendment to Condominium Declaration for The Meadows Condominiums recorded on April 14, 1982, as Document No. 198200744472, in Volume 82074, Page 1854, of the Official Public Records of Dallas County, Texas;

- d. Second Amendment to Condominium Declaration for The Meadows Condominiums recorded on April 20, 1982, as Document No. 198200787999, in Volume 82078, Page 3118, of the Official Public Records of Dallas County, Texas;
 - e. Supplemental Declaration and Amendment for The Meadows Condominiums Phase II recorded on May 27, 1982, as Document No. 198201053098, in Volume 82105, Page 285, of the Official Public Records of Dallas County, Texas;
 - f. Third Amendment to Condominium Declaration for The Meadows Condominiums recorded on May 11, 1983, as Document No. 198300942723, in Volume 83094, Page 1768, of the Official Public Records of Dallas County, Texas; and
 - g. Fourth Amendment to Condominium Declaration for The Meadows Condominiums recorded on April 22, 2011, as Document No. 201100103355 of the Official Public Records of Dallas County, Texas.
5. Name and mailing address of the Association: The name and mailing address of the Association is The Condominium Owners of the Meadows, Inc., c/o SBB Management Company, LLC, 12801 N. Central Expressway, Suite 1401, Dallas, Texas 75243.
6. The Contact Information for the Association's Designated Representative: The contact information for the designated representative of the Association is:

SBB Management Company, LLC
 12801 N. Central Expressway, Suite 1401
 Dallas, Texas 75243
 Phone: (972) 960-2800
 Email: v.burch@sbbmanagement.com

7. The Association's Dedicatory Instruments are Available to Members Online at: www.sbbmanagement.com.
8. The Amount and Description of the Fees and Other Charges by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate*	\$375.00
Resale Certificate Update	\$75.00
Administrative Fee	\$275.00
1 Business Day Rush Fee to Expedite a Resale	\$300.00
3 Business Day Rush Fee to Expedite a Resale	\$200.00
5 Business Day Rush Fee to Expedite a Resale	\$100.00
Statement of Account	\$195.00
Compliance Inspection Fee	\$168.00


*Resale Certificates may be requested by SBB Management Company, LLC at 972-960-2800.

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified above.

THE CONDOMINIUM OWNERS OF THE MEADOWS, INC.
a Texas nonprofit corporation

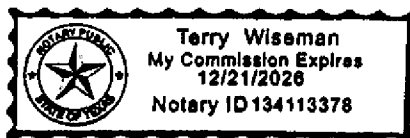
By: SBB MANAGEMENT COMPANY, LLC,
its Managing Agent

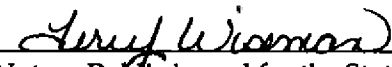
By: 
Vanessa Burch, President

*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. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this 28 day of August, 2024, personally appeared Vanessa Burch, President of SBB Management Company LLC, 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.




Notary Public in and for the State of Texas

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202400176196

eRecording - Real Property

Recorded On: August 30, 2024 04:41 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

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.

File Information:

Document Number: 202400176196
Receipt Number: 20240830000462
Recorded Date/Time: August 30, 2024 04:41 PM
User: Kimberly G
Station: CC144

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.**

John F. Warren
Dallas County Clerk
Dallas County, TX