

**SOUTH MEADOWS HOMEOWNERS ASSOCIATION MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **South Meadows Homeowners Association** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

**Name of the Subdivision:** South Meadows.

**Name of the Association:** South Meadows Homeowners Association.

**Recording Data for Association:**

The Subdivision is recorded according to the Map and Plat Records of Montgomery County, Texas, as follows;

- (a) South Meadows, recorded in Document No. 2020027253 and Cabinet Z, Sheets 6357-6362 of the Montgomery County Map Records, along with any supplements or replats thereof;
- (b) South Meadows Amending Plat No. 1, recorded in Document No. 2020037120 and Cabinet Z, Sheets 6448-6453 of the Montgomery County Map Records, along with any supplements or replats thereof.

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Official Public Records of Montgomery County, Texas, along with any amendments or supplements thereto, as follows:

- (a) South Meadows Declaration of Covenants, Conditions and Restrictions, recorded under Document No. 2020030338, Official Public Records of Montgomery County, Texas;
- (b) First Amendment to South Meadows Declaration of Covenants, Conditions and Restrictions, recorded under Document No. 2020063922;
- (c) Second Amendment to South Meadows Declaration of Covenants, Conditions and Restrictions, recorded under Document No. 2020144677;
- (d) South Meadows Homeowners Association Resolution Regarding Covenants Compliance Inspection, under Clerk's Document No. 2020110614;
- (e) Certificate of Adoption of Standby Electric Generator Guidelines of South Meadows Homeowners Association, under Clerk's Document No. 2020033049;
- (f) Certificate of Formation of South Meadows Homeowners Association, under Clerk's Document No. 2020033050;
- (g) By-Laws of South Meadows Homeowners Association, under Clerk's Document No. 2020033050;
- (h) Certificate of Adoption of Solar Energy Devices Guidelines of South Meadows Homeowners Association, under Clerk's Document No. 2020033051;
- (i) Certificate of Adoption of Shingle Criteria of South Meadows Homeowners Association, under Clerk's Document No. 2020033052;
- (j) Certificate of Adoption of Religious Display Guidelines of South Meadows Homeowners Association, under Clerk's Document No. 2020033053;
- (k) Certificate of Adoption of Records Production and Copying Policy of South Meadows Homeowners Association, under Clerk's Document No. 2020033054;
- (l) Certificate of Adoption of Rainwater harvesting System Guidelines of South Meadows Homeowners Association, under Clerk's Document No. 2020033055;
- (m) Certificate of Adoption of Priority of Payments and Alternative Payment Schedule Guidelines of South Meadows Homeowners Association, under Clerk's Document No. 2020033056;

- (n) Certificate of Adoption of United States, State of Texas and United States Armed Forces Flag Display Guidelines of South Meadows Homeowners Association, under Clerk's Document No. 2020033057;
- (o) Certificate of Adoption of Drought-Resistant Landscaping and Water-Conserving Natural Turf Guidelines of South Meadows Homeowners Association, under Clerk's Document No. 2020033058;
- (p) Certificate of Adoption of Document Retention Policy of South Meadows Homeowners Association, under Clerk's Document No. 2020033059;
- (q) Certificate of Adoption of Adjacent Lot Use Guidelines of South Meadows Homeowners Association, under Clerk's Document No. 2020033060;
- (r) South Meadows Builder Guidelines, under Clerk's Document No. 2020033230;
- (s) Amended and Restated Builder Guidelines, under Clerk's Document No. 2020063921.

**Name and Mailing Address for Association**

South Meadows Homeowners Association  
c/o Principal Management Group of Houston  
11000 Corporate Centre Drive, Suite 150  
Houston, Texas 77041

**Name, Mailing Address, Telephone Number, and E-Mail Address of Person Managing the Association or its Designated Representative**

Principal Management Group of Houston  
c/o PMG Conveyance Department  
11000 Corporate Centre Drive, Suite 150  
Houston, Texas 77041  
713-329-7100  
[webmaster@pmghouston.com](mailto:webmaster@pmghouston.com)

**Website Address of the Association**

[www.townsq.io](http://www.townsq.io)

**Property Transfer Fee(s) Charged by the Association:**

New Account Setup Fee Establishing New Owner's Account in the Association's Records: \$45.00

Resale Certificate: \$375

Resale Certificate Update: \$75

Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite  
\$125 for 3 day expedite

Capitalization Fee paid by each purchaser of a Lot, other than Declarant or any entity affiliated with the Declarant in amount of up to 50% of the Current Annual Assessment

Executed on this the 7th day of January, 2022

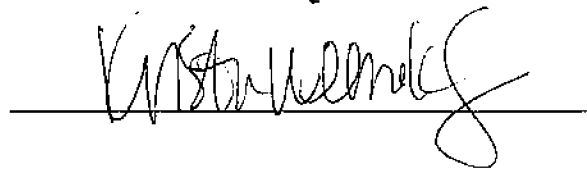
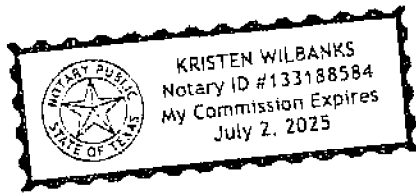
South Meadows Homeowners Association, acting by and through  
its managing agent, Principal Management Group of Houston



Surina Wright Vice President

STATE OF TEXAS        §  
                                 § COUNTY OF  
HARRIS        §

This instrument was acknowledged before me on the 7<sup>th</sup> day of January, 2022 by Surina Wright Vice President with Principal Management Group of Houston, the managing agent for South Meadows Homeowners Association, a Texas nonprofit corporation, on behalf of such corporation.



Notary Public, State of Texas

When recorded return to:  
Principal Management Group of Houston  
c/o Andrea Roberts  
11000 Corporate Centre Drive, Suite 150  
Houston, Texas 77041

**E-FILED FOR RECORD**

**01/20/2022 03:15PM**



COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number  
sequence on the date and time stamped herein  
by me and was duly e-RECORDED in the Official Public  
Records of Montgomery County, Texas.

**01/20/2022**



County Clerk  
Montgomery County, Texas