

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
HIGH MEADOW CEDARS PROPERTY OWNER'S ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF GRIMES §

HIGH MEADOW CEDARS PROPERTY OWNER'S ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is The Cedars Section One
- (2) the name of the Association is High Meadow Cedars Property Owner's Association, Inc.
- (3) the subdivision is recorded in the Plat Records of Grimes County, Texas, as follows:
 - (a) The Cedars Section One, under Document No. 2022-328885
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Grimes County, Texas, as follows:
 - (a) Declaration of Covenants, Conditions and Restrictions, The Cedars, recorded under Document No. 2022-329107
 - (b) .Amendment to the Declaration of Covenants, Conditions and Restrictions, The Cedars, recorded under Document No. 2022-329453
- (5) the name and mailing address of the Association is:
 - (a) High Meadow Cedars Property Owner's Association, Inc., c/o Tri-Star Community Management, LLC, 525 Woodland Sq. Blvd, Suite 250, Conroe, Texas 77384
- (6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:
 - (a) Tri-Star Community Management, LLC, 525 Woodland Sq. Blvd, Suite 250, Conroe, Texas 77384;
 - (b) (936) 207-1440
 - (c) christy@tristarcmm.net

- (7) The Association's website address is: <https://highmeadowtx.com/the-cedars/>
- (8) The following fees are charged by the Association relating to a property transfer in the Subdivision:
- (a) High Meadow Cedars Transfer Fee – 1% of Sales Price for Lots upon which construction of the primary residence has been completed. 1.5% of Sales Price for all other Lots.
 - (b) Tri-Star Transfer Fee - \$250.00
 - (c) Resale Certificate Fee - \$375.00
 - (d) Resale Certificate Rush Fees:
 - (i) 1 day: \$100.00
 - (ii) 2 days: \$70.00
 - (iii) 3 days: \$50.00
 - (e) Resale Certificate Update - \$75.00
- (9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

[CERTIFICATION TO FOLLOW]

SIGNED THIS 27 DAY OF December, 2022.

By: Christy Johnson, on behalf of
Tri-Star Community Management, LLC., Managing Agent for
High Meadow Cedars Property Owner's Association, Inc.

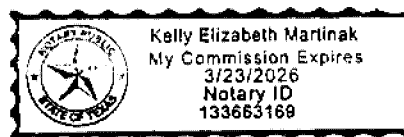
Christy Johnson
Print Name

STATE OF TEXAS §
 §
COUNTY OF GRIMES §

BEFORE ME, the undersigned authority, on this day personally appeared Christy Johnson, of Tri-Star Community Management., Managing Agent for High Meadow Cedars Property Owner's Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 27 day of December, 2022.

Kelly Martinak
Notary Public, State of Texas



**Grimes County
Vanessa Burzynski
Grimes County Clerk**

Instrument Number: 330360

eRecording - Real Property

Recorded On: January 12, 2023 10:44 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* 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: 330360
Receipt Number: 20230112000007
Recorded Date/Time: January 12, 2023 10:44 AM
User: Mary H
Station: Clerk03

Record and Return To:

Simplifile
5072 North 300 West

PROVO UT



**STATE OF TEXAS
COUNTY OF GRIMES**

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 Grimes County, Texas.

Vanessa Burzynski
Grimes County Clerk
Grimes County, TX

Vanessa Burzynski