

Meadow Bend Homeowners Association, Inc. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Meadow Bend Homeowners Association, Inc.** (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: Meadow Bend Homeowners Association, Inc.

Name of the Association: Meadow Bend Homeowners Association, Inc.

Recording Data for Association:

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

Sec. 1, Vol. 15, Page 115, File No. 7816323, and Vol. 15, Page 116, File No. 7816324,
Section 2, Vol. 15, Page 186-187, File No(s). 8004568, 8004569 and 8636901,
Section 3, Vol. 17, Page 82-83, File No. 8326583, Replat Vol. 17, Page 147, File No. 8426547,
Replat Page 18, Page 86, File No. 8615794, Vol. 18,
Section 4, Vol. 17, Page 158, File No. 8437401, Replat Vol. 18, Page 83, File No. 8615793,
Section 5, Ph 1, Vol 18, Page 64, File No. 8549950, Section 5, Phase 2, Vol. 18, Page 107, File
No. 8631466, Section 5, Ph 3, Vol. 18, Page 161, File No. 8744270, Section 5, Ph 4, Vol. 18,
Page 291, File No. 9112486, Section 5, Ph 5, Vol. 18, Page 401, File No. 9250827, Section 5,
Ph 6, Vol. 18, Page 466, File No. 9402709, Section 6, Ph 1, Vol. 18, Page 164, File No.
8744272, Section 6, Ph 2, Vol. 18, Page 225, File No 9012757, Section 6, Ph 3, Vol. 18, Page
189-190, File No. 8835284

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Galveston County, Texas, as follows:

- (a) Pool Rules, under Galveston County Clerk's File No. 2020030243, along with any amendments or supplements thereto;
- (b) Resolution And Guidelines Regarding Regulation Of Standby Electric Generators, Policy Regarding Alternative Payment Schedules, under Galveston County Clerk's File No. 2014031756, along with any amendments or supplements thereto;
- (c) Property Owners' Association Management Certificate, under Galveston County Clerk's File No. 2013077021, along with any amendments or supplements thereto;
- (d) Resolution And Guidelines Regarding Regulation Of Display Of Certain Religious Items, under Galveston County Clerk's File No. 2012001081, along with any amendments or supplements thereto;
- (e) Amendment To Bylaws In Regard To Quorum, Policy Regarding Records Retention, Inspection And Production, Policy Regarding Alternative Payment Schedules, Resolution And Guidelines Regarding Regulation Of Flag Display, Resolution And Guidelines Regarding Regulation Of Solar Energy Devices, Resolution And Guidelines Regarding Regulation Of Composting Devices, Rain Barrels, Harvesting Devices, And Irrigation Systems, And Resolution And Guidelines Regarding Regulation Of Certain Roofing Materials, under

- Galveston County Clerk's File No. 2011065502, along with any amendments or supplements thereto;
- (f) Resolution Of The Board Of Directors For Covenants Compliance Inspection, under Galveston County Clerk's File No. 2010012635, along with any amendments or supplements thereto;
 - (g) By-Laws, under Galveston County Clerk's File No. 2006052439, along with any amendments or supplements thereto;
 - (h) Management Certificate, under Galveston County Clerk's File No. 2003011165, along with any amendments or supplements thereto;
 - (i) Management Certificate, under Galveston County Clerk's File No. 2002005098, along with any amendments or supplements thereto;
 - (j) Annexation Agreement, under Galveston County Clerk's File No. 9423599, along with any amendments or supplements thereto;
 - (k) Declaration Of Covenants, Conditions, And Restrictions, under Galveston County Clerk's File No. 9421742, along with any amendments or supplements thereto;
 - (l) Annexation, under Galveston County Clerk's File No. 9341502, along with any amendments or supplements thereto;
 - (m) Annexation Agreement, under Galveston County Clerk's File No. 9033875, along with any amendments or supplements thereto;
 - (n) Annexation Agreement, under Galveston County Clerk's File No. 9033874, along with any amendments or supplements thereto;
 - (o) Seventh Amendment To Declaration Of Covenants, Conditions, And Restrictions, under Galveston County Clerk's File No. 8701077, along with any amendments or supplements thereto;
 - (p) Sixth Amendment To Declaration Of Covenants, Conditions, And Restrictions, under Galveston County Clerk's File No. 8701076, along with any amendments or supplements thereto;
 - (q) Fourth Amendment To Declaration Of Covenants, Conditions, And Restrictions, under Galveston County Clerk's File No. 8701075, along with any amendments or supplements thereto;
 - (r) Second Amendment To Declaration Of Covenants, Conditions, And Restrictions, under Galveston County Clerk's File No. 8701074, along with any amendments or supplements thereto;
 - (s) First Amendment To Declaration Of Covenants, Conditions, And Restrictions, under Galveston County Clerk's File No. 8701073, along with any amendments or supplements thereto;
 - (t) Additional Dedicatory Instruments, Guidelines for Bid Solicitation and Review Process, Policy regarding Deed Restriction Violation Hearings, Guidelines for Installation and Use of Certain Residence Security Measures, Guidelines for Display of Certain Religious Items, under Galveston County Clerk's File No. 2021066087, along with any amendments or supplements thereto;

Name and Mailing Address of the Association

Meadow Bend Homeowners Association, Inc.
c/o Houston Community Management
17049 El Camino Real #100
Houston, Texas 77058

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

Houston Community Management
17049 El Camino Real #100
Houston, Texas 77058
832-864-1200
customerservice@houcomm.com

Website Address of the Association

www.meadowbend.org

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$95

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

Executed on this the 18 day of October 2022

Meadow Bend Homeowners Association, Inc.,
acting by and through its managing agent, Houston
Community Management

Tracy Downs
Tracy Downs, President of Operations

STATE OF TEXAS §
COUNTY OF Harris §

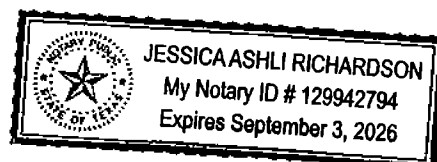
This instrument was acknowledged before me on the 18 day of October, 2022 by Tracy Downs, President of Operations with Houston Community Management, the managing agent for Meadow Bend Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.

When recorded return to:

Houston Community Management
17049 El Camino Real #100
Houston, Texas 77058

Jessica Richardson

Jessica Richardson
Notary Public, State of Texas



FILED AND RECORDED

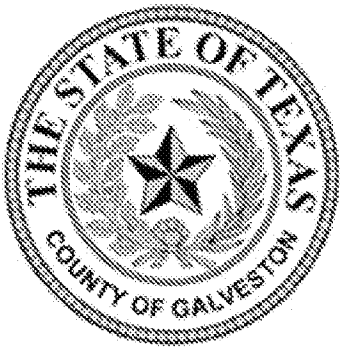
Instrument Number: 2022065855

Recording Fee: 34.00

Number Of Pages: 4

Filing and Recording Date: 10/20/2022 8:21AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink, reading "Dwight D. Sullivan". The signature is fluid and cursive, with a horizontal line drawn underneath it.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*