

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**SERENITY AT MERIDIANA HOMEOWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS     §  
                                      §  
COUNTY OF BRAZORIA   §

The undersigned, being the Managing Agent for Serenity at Meridiana Homeowners 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 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. **Name of Subdivision:** The name of the subdivision is Serenity at Meridiana.
2. **Name of Association:** The name of the Association is Serenity at Meridiana Homeowners Association, Inc.
3. **Recording Data for the Subdivision:**
  - a. Meridiana, Section 30A, a subdivision in Brazoria County, Texas according to the map or plat thereof recorded under Clerk's File No. 2021038672 of the Map Records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.
4. **Recording Data for the Declaration:\***
  - a. Documents:
    - (1) Declaration of Covenants, Conditions and Restrictions for Meridiana.
    - (2) Declaration of Covenants, Conditions and Restrictions for Serenity at Meridiana.
  - b. Recording Information:
    - (1) Brazoria County Clerk's File No. 2015051049.
    - (2) Brazoria County Clerk's File No. 2021050031.
5. **Name and Mailing Address of the Association:** The name and mailing address of the Association is Serenity at Meridiana Homeowners Association, Inc. c/o Inframark, 2002 W. Grand Parkway N., Suite 100, Katy, Texas 77449.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Melissa Hargrove, Managing Agent c/o Inframark. Address: 2002 W. Grand Parkway N., Suite 100, Katy, Texas 77449. Phone No.: 281.870.0585. Email Address: communitymanagement@inframark.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://home.inframark.com/?c=462>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Updated Resale Certificate Fee	\$ 75.00
Transfer Fee	\$ 275.00
Refinance Fee	\$ 100.00
Rush Fee	\$185.00 1 day; \$150.00 3 days; \$125.00 5 days
Meridiana Capitalization Fee [Meridiana Declaration Article X, Section 7 and Serenity Declaration Article XV, Section B]	Each Owner of a Lot, other than Declarant, at the time it purchases a Lot, shall be obligated to pay a Capitalization Fee equal to 100% of the then-current Annual Assessment. The Capitalization Fee for 2025 is \$1,300.00. For additional information regarding the Declarant/Builder Capitalization Fee, please see the Serenity Declaration. For future years, the Capitalization Fee amount must be confirmed with the Association.
Serenity Capitalization Fee [Declaration Article XIV, Section E]	Each purchaser of a Lot, other than Declarant and GR-M1 Owner, agrees to pay to the Association a Capitalization Fee equal to 50% of the then-current Annual Assessment (the standard rate amount). The Capitalization Fee for 2025 is \$1,080.00. For future years,

	the Capitalization Fee amount must be confirmed with the Association.
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Executed on this 6th day of May, 2025.

**SERENITY AT MERIDIANA HOMEOWNERS ASSOCIATION, INC.**

By: Inframark, Managing Agent

Melissa Hargrove, Agent

Melissa Hargrove, Managing Agent

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

THE STATE OF TEXAS     §  
   §  
 COUNTY OF Harris     §

BEFORE ME, the undersigned notary public, on this 6 day of June, 2025 personally appeared Melissa Hargrove, Managing Agent for Inframark, Managing Agent for Serenity at Meridiana Homeowners Association, Inc., 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.



M Shivers  
 Notary Public in and for the State of Texas

## FILED and RECORDED

Instrument Number: 2025026730

Filing and Recording Date: 06/06/2025 03:18:20 PM Pages: 4 Recording Fee: \$33.00

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



A handwritten signature in black ink, appearing to read "Joyce Hudman".

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Joyce Hudman, County Clerk  
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

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

cclerk-kaegan