

**PINE MEADOWS HOMEOWNERS ASSOCIATION, INC
MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by Pine Meadows 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 Subdivision: Pine Meadows HOA

Name of the Association: Pine Meadows Homeowners Association, Inc

Community	County	Document Type	Instrument No.	Date Recorded
Pine Meadows Homeowners Association, Inc	Chambers	Supplement to Dedicatory Instruments (Policies and Guidelines)	2015-108778	15-Dec-15
		Resolution Regarding Covenants Compliance Inspection	2015-108336	30-Nov-15
		Resolution Regarding Board Member Increase	2016-114536	1-Aug-16
		Resolution Regarding Adjustment of Director Terms	2021-165252	17-Mar-21
		Policy Regarding Records Retention	2022-184494	21-Jul-22
		Deed Restriction Hearing Policy	2022-184496	21-Jul-22
		ACC Denial and Appeal Hearing Policy	2022-184498	21-Jul-22
		Architectural Review Authority Policy and Charter	2022-184497	21-Jul-22
		Policy Regarding Records Inspection & Production	2022-184495	21-Jul-22
		Management Certificate	2021-173455	5-Oct-21
		Management Certificate	2022-177316	13-Jan-22
		Management Certificate	2022-181840	11-May-22
		Supplement to Dedicatory Instruments (By-Laws)	2016-111645	7-Apr-16
		Management Certificate	2022-187943	7-Nov-22
		Management Certificate	2013-90232	12-Dec-13
		Management Certificate	2013-90231	12-Dec-13

Name and Mailing Address of the Association

Pine Meadows Homeowners Association, Inc
c/o Houston Community Management
18333 Egret Bay Blvd
Houston, Texas 77058

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

Houston Community Management
18333 Egret Bay Blvd #305
Houston, TX 77058
832-864-1200
customerservice@houcomm.com

Website Address of the Association

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: \$75.00
Resale Certificate: Starting \$520.00
Resale Certificate Update: Starting \$72.00
Legacy Account Closure Fee: \$220.00
Refinance Statement of Account: Starting \$75.00
Transfer Fee: None Noted
Working Capitalization Fees: None Noted
Expedite Fee for Resale Certificate prior to 10 business day deliver obligation: \$175.00 for 1 day and \$125.00 for 3 day.

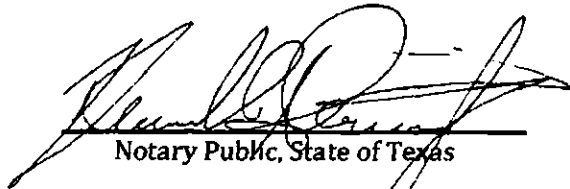
Executed on this the 17 day of April 2025.

Pine Meadows Homeowners
Association, Inc, acting by and
through its managing agent, Houston
Community Management of Houston
Texas Jacq Davis

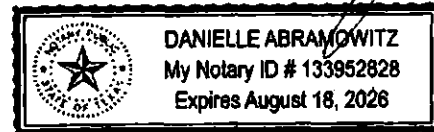
Tracy Downs, Branch Vice President

STATE OF TEXAS §
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COUNTY OF HARRIS §

This instrument was acknowledged before me on the 17 day of April, 2025 by Tracy Down, Branch Vice President with Houston Community Management, the managing agent for Pine Meadows Homeowners Association, Inc, a Texas nonprofit corporation, on behalf of such corporation.


Notary Public, State of Texas

When recorded return to:
Houston Community Management
18333 Egret Bay Blvd #305
Houston, TX 77058



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Chambers
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Heather H. Hawthorne

