



AUGUST MEADOWS COMMUNITY ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

The undersigned, being the Managing Agent for August Meadows Community Association, Inc., a nonprofit corporation organized and existing under the laws of the State of Texas (the "*Association*"), submits the following information pursuant to Section 209.004 of the Texas Property Code, which information supersedes the information in any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is August Meadows.
2. Name of Association: The name of the Association is August Meadows Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. August Meadows Section One (1), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under Clerk's File No. 20250145 of the Plat Records of Fort Bend County, Texas, and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:*
 - a. Document:
 - (1) Declaration of Covenants, Conditions, and Restrictions for August Meadows.
 - b. Recording Information:
 - (1) Fort Bend County Clerk's File No. 2025073292.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is August Meadows Community Association, Inc. c/o Bedrock Association Management, LLC, 12808 W. Airport Blvd, Suite 253, Sugar Land, Texas 77478.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Bedrock Association Management, LLC. Address: 12808 W. Airport Blvd, Suite 253, Sugar Land, Texas 77478. Phone Number: 832-588-2485. Email Address: info@Bedrocktx.com.
7. The Association's Dedicatory Instruments are available to Members online at:
www.augustmeadows.org.
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	\$350.00
Statement of Account (Transfer Fee)	\$150.00
Refinance Statement of Account	\$50.00
Rush Fee	\$100.00
Capitalization Fee [Declaration Article XV, Section E]	Each purchaser of a lot, other than Declarant, must pay a Capitalization Fee in an amount equal to 100% of the then-current Annual Assessment. The Capitalization Fee for 2025 is \$800.00. Some exemptions may apply. For future years, the Capitalization Fee must be verified with the Association.

Executed on this 5 day of August, 2025.

**AUGUST MEADOWS COMMUNITY
ASSOCIATION, INC.**

By: Bedrock Association Management, LLC,
Managing Agent

By: 

Printed: Tracy Jetton

Its: Manager

*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.

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BEFORE ME, the undersigned notary public, on this 5 day of August, 2025 personally appeared Jacey Seton, the Manager of Bedrock Association Management, LLC, Managing Agent for August Meadows Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

Pennie Mancuso
 Notary Public in and for the State of Texas

