

**MANAGEMENT CERTIFICATE  
OF  
MERIDIAN TOWNHOME OWNERS ASSOCIATION, INC.**

The undersigned, being an officer of Meridian Townhome Owners Association, Inc. and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: The Meridian.
2. The name of the association: Meridian Townhome Owners Association, Inc.,  
a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Harris County, Texas, as described on Correction Plat of The Meridian on Clear Lake, recorded as File No. N689059, found in the Map Records of Harris County, Texas.
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the association. Meridian Townhome Owners Association, Inc.; 329 Lakeside Lane, Houston, Texas 77058.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name: Leon Pennel  
Mailing Address: 329 Lakeside Lane  
Houston, Texas 77058  
Telephone Number: (417) 230-5502  
Email Address: [managerinmeridian@gmail.com](mailto:managerinmeridian@gmail.com)

7. Website to access the association's dedicatory instruments:  
<https://nassaubaymeridian.org>
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Transfer Fee - \$150.00


Resale Certificate Fee - \$150.00

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

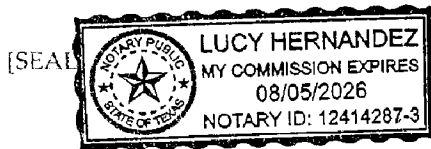
EXECUTED to be effective on the date this instrument is Recorded.

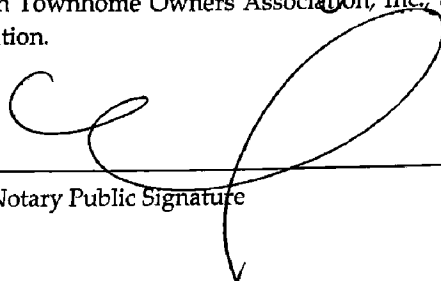
**MERIDIAN TOWNHOME OWNERS ASSOCIATION,  
INC., a Texas nonprofit corporation**

By:   
Printed Name: Dorothea Feng  
Title: President

STATE OF TEXAS                   §  
   §  
COUNTY OF Harris           §

This instrument was acknowledged before me this 9th day of May, 2024 by Dorothea Feng of Meridian Townhome Owners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.



  
Notary Public Signature

**AFTER RECORDING RETURN TO:**  
**Edward (Teddy) Holtz**  
**WINSTEAD PC**  
**600 Travis Street, Suite 5200**  
**Houston, Texas 77002**  
**tholtz@winstead.com**

## ATTACHMENT 1

### RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions, The Meridian, Harris County, Texas, recorded as File No. N734621, Real Property Records of Harris County, Texas.
2. First Amendment to the Declaration of Covenants, Conditions and Restrictions, The Meridian, Harris County, Texas, recorded as File No. R394180, Real Property Records of Harris County, Texas.
3. Second Amendment to the Declaration of Covenants, Conditions and Restrictions, The Meridian on Clear Lake, Harris County, Texas, recorded as File No. R615501, Real Property Records of Harris County, Texas.
4. Corrected Second Amendment to the Declaration of Covenants, Conditions and Restrictions, The Meridian on Clear Lake, Harris County, Texas, recorded as File No. R628586, Real Property Records of Harris County, Texas.
5. Third Amendment to the Declaration of Covenants, Conditions and restrictions, The Meridian, Harris County, Texas, recorded as File No. RP-2021-88607, Real Property Records of Harris County, Texas.
6. Fourth Amendment to the Declaration of Covenants, Conditions and restrictions, The Meridian, Harris County, Texas, recorded as File No. RP-2021-533518, Real Property Records of Harris County
7. Notice of Dedicatory Instruments for Meridian Townhome Owners Association, Inc., recorded as File No. 20150110916, Real Property Records of Harris County, Texas.
8. First Amendment to By-laws of Meridian Townhome Owners Association, Inc., recorded as File No. RP-2021-566129, Real Property Records of Harris County, Texas.
9. Meridian Townhome Owners Association, Inc. Notice of Dedicatory Instruments, recorded as File No. RP-2024-101292, Real Property Records of Harris County, Texas.

RP-2024-210976  
# Pages 4  
06/11/2024 10:12 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$33.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

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.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2024-210976