

Denton County
Juli Luke
County Clerk

Instrument Number: 197791

ERecordings-RP

MISCELLANEOUS

Recorded On: October 27, 2021 02:11 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

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.

File Information:

Document Number: 197791
Receipt Number: 20211027000571
Recorded Date/Time: October 27, 2021 02:11 PM
User: Kraig T
Station: Station 25

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

PROPERTY OWNERS ASSOCIATION 7TH AMENDED MANAGEMENT
CERTIFICATE FOR MEADOW OAKS HOMEOWNERS ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Denton §

1. Name of Subdivision: Meadow Oaks
2. Subdivision Location: Denton County
3. Name of Homeowners Association: Meadow Oaks Homeowners Association, Inc.
4. Recording Data for Association: Plat located in 145 of Plat Records at the County
5. Recording Data for Declaration: Declaration of Covenants, Conditions and Restrictions including the final plat is filed at the county under Doc# 027573; First Amendment, Supplemental and Clarification to Declaration 2000-R0113974; First Supplement to Notice of Filing Dedicatory Instruments Document# 2012-22266
6. Filed under Instrument # 2015-140041 are the items listed below:
 Bylaws and Articles of Incorporation
 Fine Structure Resolution signed 6/3/2003
 First Supplement to Notice of Dedicatory Instruments filed 3/5/2012
 Written Consent of Directors in Lieu of Organizational Meeting

Violation Policy Resolution and Fine Schedule is filed under Instrument Number 98971.

The following Certificate(s) for Recordation of Dedicatory Instrument of Meadow Oaks Homeowners, Inc. are filed under Instrument Number 2017-117315:

- Architectural Control Committee Variance
- Amendment to the Bylaws Meadow Oaks Homeowners Association, Inc.

Meadow Oaks Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 19626

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

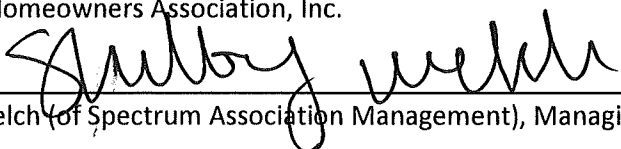
- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Initiation Fee - \$100.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 25th day of October, 2021.

Meadow Oaks Homeowners Association, Inc.

By: 
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 25th,
October, 2021 by Shelby Welch, representative of Spectrum Association
Management, the Managing Agent of Meadow Oaks Homeowners Association, Inc., on behalf of said
association.

Denise J Mahan
Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232

