RP-2021-614964
10/25/2021 ER $26.00

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
PINE MEADOWS COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS §
§ **KNOW ALL THESE PRESENTS:**
COUNTY OF HARRIS §

WHEREAS section 209.004 of Title 11 of the Texas Property Code requires that a property owner's association file its management certificate in the Harris County Real Property records, the County in which the property is located, and

WHEREAS the Pine Meadows Community Association, Inc. is a property owners' association as the term is defined in Title 11 of the Texas Property Code and has property located in Harris County, Texas.

WHEREAS this Management Certificate amends and supersedes the management certificate previously filed in the Harris County Real property.

NOW THEREFORE, the Pine Meadows Community Association, Inc. provides the following information required under the Texas Property Code:

1. The name of the subdivision is: Pine Meadows

2. The name of the association is: Pine Meadows Community Association, Inc.

3. The Subdivision plat was recorded in the Harris County Map and Plat Records along with any supplements, amendments or replats thereto, as follows:

   Pine Meadows, Final Plat, Clerk File No. X521197 File Date 04/08/2004

4. The Declarations for the Association are recorded in the Real Property Records of Harris County, Texas, along with any amendments or supplements thereto, as follows (County Recording Data is Listed Below):

   a. File date 8/4/2004 Clerk File No. X820623
   b. File date 3/18/2005 Clerk File No. Y333585
   c. File date 5/27/2005 Clerk File No. Y498707
   d. File Date 6/26/2005 Clerk File No. Y567817
   e. File Date 6/27/2005 Clerk File No. Y567818
   f. File Date 7/25/2011 Clerk File No. 20110305158
   g. File Date 6/22/2012 Clerk File No. 20120277311

5. The association's name and mailing address is as follows:

   Pine Meadows Community Association, Inc.
   c/o: C.K.M. Property Management, Inc.
   P.O. Box 160, Tomball, Texas 77377

RP-2021-614964

6. The Association's Designated Representative is:

C.K.M. Property Management, Inc.
P.O. Box 160, Tomball, Texas 77377
Phone Number – 281-255-3055
Email Address – ckm1@ckm1.com

This document shall remain in full force and effect unless a subsequent amended, revised, supplemented, and/or rescinded document is filed by the Association in the Official Public Records of Real Property of Harris County, Texas. In the event of any conflict, the document with the latest date shall prevail.

7. Pine Meadows Community Association, Inc. website:

www.pmcatx.com

8. Pine Meadows Community Association, Inc. fees:
Transfer fee is $200.00
Resale Certificate is $300.00
Refinance Fee is $75.00
Rush Fee for Resale Certificate $50
Update Resale Certificate $75

Disclaimer: Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision/association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association

SIGNED on this 25 day of October 2021

Jennifer Zinnante, as Agent for
Pine Meadows Community Association, Inc.

RP-2021-614964

STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 25th day of October, 2021 by Jennifer Zinnante as agent for Pine Meadows Community Association, Inc.

Linda Schaefer
Notary Public, State of Texas

LINDA SCHAEFER
Notary Public, State of Texas
Comm. Expires 05-15-2022
Notary ID 11194067

Linda Schaefer
Notary's Printed Name

My commission expires on 05-15-2022

Return to: **VP Legal, PLLC**
2825 Wilcrest Drive, Ste 428
Houston, Texas 77042

RP-2021-614964

RP-2021-614964

Pages 4

10/25/2021 03:44 PM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees $26.00

RP-2021-614964

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.

COUNTY CLERK
HARRIS COUNTY, TEXAS