

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 the Subdivision: Pine Meadows Homeowners Association, Inc

Name of the Association: Pine Meadows Homeowners Association, Inc

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Chambers County, Texas, as follows;

Section 1, File No. 2004-3157S, Vol. B, Page 249, Section 2, File No. 2005-9377S, Vol. A, Page 270, Amending Plat File No. 2005-10163S, Vol. B, Page 271

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Chambers County, Texas, as follows:

- (a) Declaration of Covenants, Conditions, And Restrictions, under Chambers County Clerk's File No. 2004-3329S, along with any amendments or supplements thereto;
- (b) Resolution Regarding Adoption of Statutory Policies And Guidelines, under Chambers County Clerk's File No. 2015-108778, along with any amendments or supplements thereto;
- (c) Resolution Regarding Amendment to By-Laws, under Chambers County Clerk's File No. 2016-111645, along with any amendments or supplements thereto;
- (d) Resolution Regarding Covenants, Compliance Inspection, under Chambers County Clerk's File No. 2015-108336, along with any amendments or supplements thereto;
- (e) Resolution Regarding Board Member Increase, under Chambers County Clerk's File No. 2016-114536, along with any amendments or supplements thereto;
- (f) Resolution Regarding Adjustment of Director Terms, under Chambers County Clerk's File No. 2021-165252, along with any amendments or supplements thereto;
- (g) Declaration of Annexation Pine Meadows, Section Two (2), under Chambers County Clerk's File No. 2005-9591S, along with any amendments or supplements thereto;
- (h) Policy Regarding Records Retention, under Chambers County Clerk's File No. 2022-184494, along with any amendments or supplements thereto;
- (i) Deed Restriction Hearing Policy, under Chambers County Clerk's File No. 2022-184496, along with any amendments or supplements thereto;
- (j) ACC Denial and Appeal Hearing Policy, under Chambers County Clerk's File No. 2022-184498, along with any amendments or supplements thereto;
- (k) Architectural Review Authority Policy and Charter, under Chambers County Clerk's File No. 2022-184497, along with any amendments or supplements thereto;
- (l) Policy Regarding Records Inspection & Production, under Chambers County Clerk's File No. 2022-184495, along with any amendments or supplements thereto;

Name and Mailing Address of the Association

Pine Meadows Homeowners Association, Inc
c/o Houston Community Management
17049 El Camino Real #100
Houston, Texas 77058

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

Houston Community Management
17049 El Camino Real #100
Houston, Texas 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: \$95

Resale Certificate: \$375

Resale Certificate Update: \$75

Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$125 for 3 day expedite

Executed on this the 4 day of November 2022

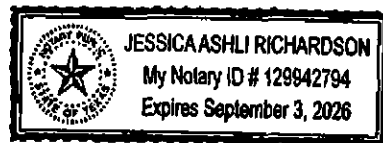
Pine Meadows Homeowners Association, Inc,
acting by and through its managing agent, Houston
Community Management



Tracy Downs, President of Operations

STATE OF TEXAS §
COUNTY OF Harris §

This instrument was acknowledged before me on the 4 day of November 2022 by Tracy Downs, President of Operations with Houston Community Management, the managing agent for Pine Meadows Homeowners Association, Inc, a Texas nonprofit corporation, on behalf of such corporation.




Jessica Richardson
Notary Public, State of Texas

When recorded return to:
Houston Community Management
17049 El Camino Real #100
Houston, Texas 77058

FILED FOR RECORD IN:
Chambers County Clerk
On: 11/07/2022 09:17 AM
Doc Number: 2022-187943
Number of Pages: 4
Amount: \$34.00
Order#: 20221106000002
By: RE
Heather H. Hawthorne

