

**PROPERTY OWNERS ASSOCIATION
SIXTH AMENDED MANAGEMENT CERTIFICATE FOR
MEANDER ESTATES PROPERTY OWNERS 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."

THE STATE OF TEXAS §
 §
COUNTY OF HOOD §

The undersigned, being an Officer of Meander Estates Property Owners Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision is Meander Estates (the "Subdivision").
2. The Subdivision Development is located in Hood County, Texas.
3. The name of the Association is Meander Estates Property Owners Association, Inc.
4. The recording data for the Association is as follows:

Meander Estates, Phase 1, a subdivision in Hood County, Texas, according to the map or plat map recorded under Slide B-159.

5. The recording data for the Declaration applicable to the Association, and all amendments thereto, is as follows:

Declaration of Covenants, Conditions and Restrictions, Easements, Charges and Liens for Meander Estates, Phase One recorded at Document No. 2001-0005751, Volume 1749, Page 0603.

Articles of Incorporation of Meander Estates Property Owners Association, Inc. filed in the Office of the Secretary of State of Texas on May 2, 2001.

Amended to Declaration of Covenants, Conditions, and Restrictions, Easements, Charges and Liens for Meander Estates, Phase One recorded at Document No. 2001-0008337, Volume 1760, Page 0775.

Declaration of Covenants, Conditions, and Restrictions, Easements, Charges and Liens for Meander Estates, Phase Three recorded at Document No. 2006-0011861, Volume 2214, Page 0146.

Second Amendment to Declaration of Covenants, Conditions, and Restrictions, Easements, Charges and Liens for Meander Estates, Phase One recorded at Document No. 2010-0002966, Volume 2535, Page 0006.

Bylaws of Meander Estates Property Owners Association, Inc. recorded at Document No. 2010-0004472, Volume 2541, Page 0083.

Declaration of Covenants, Conditions, and Restrictions, Easements, Charges and Liens for Meander Estates, Phase One, Phase Two and Phase Three recorded at Document No. 2015-0001657.

Declaration of Covenants, Conditions, and Restrictions, Easements, Charges and Liens for Meander Estates, Phase Two, Section 1 recorded at Document No. 2015-0006812.

6. Other information the Association considers appropriate for the governing, administration or operation of the Subdivision and the Association:

The Association's below listed resolutions are recorded at Document No. 2019-0010332:

Billing Policy and Payment Guidelines, Records Retention Policy, Records Inspection Policy, Membership Voting Policy, E-Mail Registration Policy, Religious Item Display Guidelines, Solar Energy Device Guidelines, Roofing Material Guidelines, Rainwater Collection Devices Guidelines, Flag Display Guidelines, Drought-Resistant Landscaping and Natural Turf Guidelines, Application of Payments Policy, Conflict of Interest Policy, Electronic and Telephone Action Policy, Standby Electric Generators Guidelines, and Uncurable Violation Enforcement Resolution.

The Association's Violation Enforcement Resolution is recorded at Document No. 2020-0014777.

The Associations Violation Enforcement Resolution is recorded at Document No. 2021-0008823.

7. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

Meander Estates Property Owners Association, Inc.
P.O. Box 6822
Granbury, Texas 76049
(817) 458-8626

8. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is www.MeanderEstatesHOA.com.

9. The following described fees are charged by the Association in relation to a property transfer in the Subdivision:

Administrative Transfer Fee = \$200.00

Resale Package = \$375.00

- o Rush for Resale Package
 - 1 business day = \$120.00 / 3 Business days = \$95.00
- o Add Rush to an existing order = \$75.00 + cost of a rush
- o Update for resale package
 - 1-14 days = \$15.00 / 15-120 days = \$50.00

Statement of Account only = \$120.00

- o Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
- o Update for Statement of Account only:
 - 1 - 30 days \$15 / 30-90 days = \$50.00

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.

This Management Certificate is effective as of the 2nd day of April 2024.

MEANDER ESTATES PROPERTY OWNERS
ASSOCIATION, INC.

By: Matthew Kendig
Matthew Kendig, President

THE STATE OF TEXAS §
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COUNTY OF HOOD §

This instrument was acknowledged before me on the 2nd day of April 2024 by Matthew Kendig, President, Meander Estates Property Owners Association, Inc. on behalf of said association.

TERRI L. HARMON
Notary Public, State of Texas

After Recording Return to:
Jeffrey A. Lacy
Lacy Malone Ryder & Menefee, PLLC
303 Main Street, Suite 200
Fort Worth, Texas 76102

