

**Denton County
Juli Luke
County Clerk**

Instrument Number: 34844

ERecordings-RP

CERTIFICATE

Recorded On: April 03, 2025 01:32 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$45.00

******* 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: 34844
Receipt Number: 20250403000429
Recorded Date/Time: April 03, 2025 01:32 PM
User: Lisa V
Station: Station 37

Record and Return To:

Corporation Service Company



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

AFTER RECORDING RETURN TO:

Judd A. Austin, Jr., Esq.
Henry Oddo Austin & Fletcher
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

STATE OF TEXAS §
 §
COUNTY OF DENTON §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
OF GREEN MEADOWS RESIDENTIAL MASTER COMMUNITY, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of April 2, 2025 by the Green Meadows Residential Master Community, Inc. a Texas non-profit corporation (the "Association").

W I T N E S S E T H

WHEREAS, Smiley Road, LTD., a Texas limited partnership ("Declarant") has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Green Meadows Residential Community, Inc., dated October 26, 2020 (the "Declaration") recorded as Document Number 2020-172077 in the Official Public Records of Denton County, Texas which Declaration is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto.
2. Name of the Association. The name of the Association is Green Meadows Residential Master Community, Inc.
3. Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.
4. Recording Data for the Declaration. The recording data for the Declaration is Document Number 2020-172077 in the Official Public Records of Denton County, Texas. The recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.

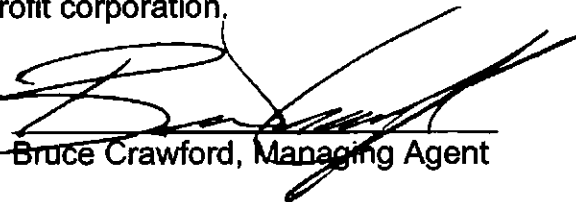
5. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is Green Meadows Residential Master Community, Inc., c/o Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080. The Association's managing agent is Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080, phone number (214) 494-6002, and email address resales@insightam.com.
6. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is www.greenmeadowshoa.com.
7. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code, and serves to take the place of all Management Certificates previously filed by the Association.

ASSOCIATION:

Green Meadows Residential Community, Inc. a Texas non-profit corporation.

By:


Bruce Crawford, Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on this 2nd day of April, 2025, by Bruce Crawford, Insight Association Management, Managing Agent for Green Meadows Residential Community, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas




Notary Public Signature

Exhibit A

[Recording Data for the Subdivision]

Plats of Green Meadows recorded in the Map or Plat Records of Denton County

- Green Meadows Phase 1A
Filed in Denton County, Texas
Document No. 2020-321
- Green Meadows Phase 1B
Filed in Denton County, Texas
Document No. 2020-322
- Green Meadows Phase 1B – Correction
Filed in Denton County, Texas
Document No. 2020-16050
- Green Meadows Phase 2A
Filed in Denton County, Texas
Document No. 2024-219

Exhibit B

[Recording Data for the Declaration]

Amendments to the Declaration for Green Meadows Residential Community, Inc. recorded with
Denton County

- a. Green Meadows Master Covenant [Residential] recorded under Document No. 2020-172077, Official Public Records of Denton County, Texas.
- b. Green Meadows Development Area Declaration [Residential] recorded under Document No. 2020-172239, Official Public Records of Denton County, Texas.
- c. Green Meadows Community Enhancement Covenant recorded under Document No. 2020-173996, Official Public Records of Denton County, Texas.
- d. Green Meadows Notice of Applicability of Master Covenant [Residential] and Development Area Declaration [Residential] [Phase 1A] recorded under Document No. 2020-181831, Official Public Records of Denton County, Texas.
- e. Green Meadows Notice of Applicability of Master Covenant [Residential] and Development Area Declaration [Residential] [Phase 1B] recorded under Document No. 2020-181832, Official Public Records of Denton County, Texas.
- f. Green Meadows Adoption of Working Capital Assessment recorded under Document No. 2020-182304, Official Public Records of Denton County, Texas.
- g. Green Meadows Design Guidelines [Residential] recoded under Document No. 2020-182306, Official Public Records of Denton County, Texas.
- h. Green Meadows First Amendment and Supplement to Community Manual [Residential] recoded under Document No. 226398, Official Public Records of Denton County, Texas.
- i. Green Meadows Amended and Restated Design Guidelines [Residential] recoded under Document No. 226397, Official Public Records of Denton County, Texas.
- j. First Amendment to Development Area Declaration for Green Meadows [Residential] recoded under Document No. 20220429000451, Official Public Records of Denton County, Texas.

Exhibit C

[Description and Fees Associated to Transfer of Title]

Management Fees

1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents).....\$450.00
2. Resale Disclosure (TREC Form) and Association Documents.....\$375.00
3. Resale Disclosure Update..... \$75.00
4. Transfer Fee..... \$250.00
5. 5 Day Rush Fee.....\$75.00
6. 3 Day Rush Fee.....\$100.00
7. 1 Day Expedited Rush Fee.....\$200.00
8. Custom Questionnaires.....\$165.00
9. Association Questionnaires.....\$125.00

Association Fees

1. Working Capital Contribution.....\$500.00