



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Feb 18, 2025 03:44 PM Fee: \$37.00

2025017370

Electronically Recorded

MANAGEMENT CERTIFICATE
OF
MEADOWLARK COMMUNITY ASSOCIATION, INC.

The undersigned, being an officer of Meadowlark Community Association, Inc., a Texas nonprofit corporation (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: Meadowlark.
2. The name of the Association: Meadowlark Community Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Travis County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Meadowlark, recorded as Document No. 2024142162 in the Official Public Records of Travis County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Meadowlark Community Association, Inc.; c/o PMP Management, 551 S. IH 35, Suite 150, Round Rock, Texas 78664.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Meadowlark Community Association, Inc.
c/o PMP Management

Attn: Tracie Manriquez

Mailing Address: 551 S. IH 35, Suite 150
Round Rock, Texas 78664

Telephone Number: 512-381-2919

Email Address: tmanriquez@pmpmanage.com

7. Website to access the Association's dedicatory instruments:
www.meadowlarkresidential.com
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$350.00

Transfer Fee - \$250.00

Resale Certificate Fee - \$375.00

Resale Certificate Update - \$75.00

Rush Fees:

1 business day - \$350.00

3 business days - \$250.00

5 business days - \$150.00

Resale Property Inspection Fee - \$150.00

Demand/Closing Statement/Required Statement - \$200.00

Documents Package (each) - \$235.00

Lender Package - \$185.00

Minutes (for respective year) - \$50.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

This Certificate is effective as of the date this instrument is Recorded.

MEADOWLARK COMMUNITY ASSOCIATION, INC.,
a Texas nonprofit corporation

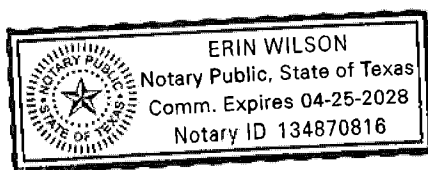
By: Katherine Taylor
Name: Katherine Taylor
Title: President

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 18th day of FEBRUARY, 2025, by KATHERINE TAYLOR, as PRESIDENT of Meadowlark Community Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]

EW
Notary Public Signature



AFTER RECORDING RETURN TO:

KRISTI E. STOTTS, ESQ.
WINSTEAD PC
600 W. 5TH STREET, SUITE 900
AUSTIN, TEXAS 78701
EMAIL: KSTOTTS@WINSTEAD.COM

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Meadowlark, recorded under Document No. 2024142162, Official Public Records of Travis County, Texas.
 - a. First Amendment to Declaration of Covenants, Conditions and Restrictions for Meadowlark, recorded under Document No. 2025005545, Official Public Records of Travis County, Texas.
2. Meadowlark Adoption of Working Capital Assessment, recorded under Document No. 2025011774, Official Public Records of Travis County, Texas.
3. Meadowlark Community Manual, recorded under Document No. 2025011783, Official Public Records of Travis County, Texas.