

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Oct 10, 2025 01:49 PM Fee: \$37.00

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Electronically Recorded

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**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
MEADOWLARK COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

The undersigned, being the Managing Agent of Meadowlark Community Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Meadowlark.
2. Name of Association: The name of the Association is Meadowlark Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Meadowlark Preserve, Phase 1, a subdivision in Travis County, Texas, according to the map or plat thereof recorded under Clerk's File No. 202300249 of the Official Public Records of Real Property of Travis County, Texas, and all amendments to or replats of said maps or plats, if any.
 - b. Meadowlark Preserve, Phase 2, a subdivision in Travis County, Texas, according to the map or plat thereof recorded under Clerk's File No. 202300250 of the Official Public Records of Real Property of Travis County, Texas, and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration*:
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions *Meadowlark*.
 - (2) First Amendment to Declaration of Covenants, Conditions and Restrictions *Meadowlark*.
 - b. Recording Information:
 - (1) Travis County Clerk's File No. 2024142162.
 - (2) Travis County Clerk's File No. 2025005545.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Meadowlark Community Association, Inc. c/o PMP Management, 551 S IH35 Suite 150, Round Rock, Texas 78664.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: PMP Management c/o Amber Reyes. Address: 551 S IH35 Suite 150, Round Rock, Texas 78664. Phone No.: 512.381.2919. Email Address: areyes@pmpmanage.com.
7. The Association's Dedicatory Instruments are available to Members online at:
<https://www.meadowlarkresidential.com/>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

| Description | Fee |
|---|---|
| Demand/Closing Statement/Required Statement | \$200.00 |
| Documents Package (each) | \$235.00 |
| Lender Package | \$185.00 |
| Minutes (for respective year) | \$50.00 |
| Rush Fee | 1-Business Day: \$350.00 3-Business Day: \$250.00 5-Business Day: \$150.00 |
| Resale Certificate Fee | \$375.00 |
| Resale Certificate Update Fee | \$75.00 |
| Transfer Fee | \$250.00 |
| Resale Property Inspection Fee | \$250.00 |
| Working Capital Assessment [Declaration Article 6, Section 6.4] | Each Owner (other than Declarant) will pay a one-time working capital Assessment to the Association. The amount of the Working Capital Assessment is \$350.00. The Working Capital Assessment will be due and payable to the Association immediately upon each transfer of title to the Lot or Condominium Unit. Some exemptions may apply. |

Executed on this 2nd day of OCTOBER, 2025.

MEADOWLARK COMMUNITY
ASSOCIATION, INC.

By: PMP Management,
Managing Agent

By: [Signature]

Printed: Nicole Hart

Its: Community Manager

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned notary public, on this 2nd day of OCTOBER, 2025 personally appeared NICOLE, HART of PMP Management, Managing Agent for Meadowlark Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



[Signature]
Notary Public in and for the State of Texas