



PROPERTY OWNERS ASSOCIATION 4th AMENDED MANAGEMENT CERTIFICATE FOR
GRAND MEADOW HOMEOWNERS 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"

State of Texas §

County of Fort Bend §

1. Name of Subdivision: Grand Meadow
2. Subdivision Location: Fort Bend County
3. Name of Homeowners Association: Grand Meadow Homeowners Association, Inc.
4. Recording Data for Association: Plat is filed at the County under Plat No. 20050031
5. Recording Data for Declaration: Declaration is filed at the county under Doc No. 2005086442

Articles of Incorporation and Bylaws are filed under Document No. 20058097214

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

Grand Meadow Homeowners Association, Inc. First Amendment to Bylaws filed under Doc No. 20150068730

First Amendment to Bylaws attached under this management certificate

Grand Meadow Homeowners Association, Inc. Regulation of Solar Panels, Roof Shingles, Flags, Flag Poles, Religious Items and Rain Barrels are filed under Doc No. 20130514359

Grand Meadow Homeowners Association, Inc. Utility District Disclosure filed under Doc No. 2012062770

The listed Grand Meadow Homeowners Association, Inc. policies are filed under Document: 2018119903.

Billing Policy and Payment Plan 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, Violation Enforcement Resolution, Conflict of Interest Policy, Electronic and Telephonic Action Policy, Standby Electric Generators Guidelines.

The below Grand Meadow Homeowners Association, Inc. Resolutions are filed under Document No. 2020181643:

- Rules, Regulations, Violation Enforcement Resolution
- Uncurable Violation Enforcement Resolution

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Buyer Capitalization Fee - \$225.00

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.

Signed this 10 day of October, 2022

Grand Meadow Homeowners Association, Inc.

By: Shelby Welch
Shelby Welch (of Spectrum Association Management) Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 21st
October, 2022 by Shelby Welch representative of Spectrum Association
Management, the Managing Agent of Grand Meadow Homeowners Association, Inc., on behalf of said
Association.

Denise J Mahan
Notary Public, State of Texas

After Recording Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232

