

**Grayson County
Deana Patterson
County Clerk
Sherman, TX 75090**

Instrument Number: 2023 - 10688

ERecordings-RP

Recorded On: April 26, 2023 12:13 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$28.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

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Simplifile
100 W. Houston Ste. 17

Sherman TX 75090



**STATE OF TEXAS
COUNTY OF GRAYSON**

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 Grayson County, Texas.

Deana Patterson
County Clerk
Grayson County, TX

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
THE MEADOWS RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of The Meadows Residential Community, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR THE MEADOWS RESIDENTIAL COMMUNITY, INC., INCLUDING BUT NOT LIMITED TO DOCUMENT NO. 2023-4596, OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS.

1. The name of the subdivision: The Meadows.
2. The name of the Association: The Meadows Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Grayson County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for The Meadows, recorded under Document No. 2023-4535 in the Official Public Records of Grayson County, as may be amended from time to time (the "Declaration").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: The Meadows Residential Community, Inc., c/o Legacy Southwest Property Management, LLC, 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034.

Name:	The Meadows Residential Community, Inc., c/o Southwest Property Management, LLC
Mailing Address:	8668 John Hickman Parkway, Suite 801, Frisco, TX 75034
Attn:	Danielle Lascalere
Telephone Number:	214-705-1615
Email Address:	Danielle@legacysouthwestpm.com

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

Working Capital Assessment - \$250.00

Road Maintenance Assessment - \$1,500.00

Transfer Fee - \$150.00

Resale Certificate Fee: \$250.00

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

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

THE MEADOWS RESIDENTIAL COMMUNITY,
INC., a Texas nonprofit corporation

By: _____

Name: Stephen Smith

Title: Secretary/Treasurer

STATE OF TEXAS §

§

COUNTY OF Dallas §

This instrument was acknowledged before me this 29 day of April, 2023, by Stephen Smith, Secretary and Treasurer of The Meadows Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



M. McGuinness

Notary Public Signature

AFTER RECORDING RETURN TO:
ROBERT D. BURTON, ESQ.
WINSTEAD PC
401 CONGRESS AVE., SUITE 2100
AUSTIN, TEXAS 78701
RBURTON@WINSTEAD.COM

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for The Meadows, recorded under Document No. 2023-4535 in the Official Public Records of Grayson County, Texas.
2. The Meadows Community Manual, recorded under Document No. 2023-4568 in the Official Public Records of Grayson County, Texas.
3. The Meadows Adoption of Working Capital Assessment, recorded under Document No. 2023-4563 in the Official Public Records of Grayson County, Texas.
4. The Meadows Notice of Plat Recordation, recorded under Document No. 2023-6863 in the Official Public Records of Grayson County, Texas.
5. The Meadows Adoption of Road Maintenance Assessment, recorded under Document No. 2023-10671 in the Official Public Records of Grayson County, Texas.

EXHIBIT "A"

THE MEADOWS RESIDENTIAL COMMUNITY, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE