

AFTER RECORDING RETURN TO:

Leah K. Burton
Roberts Markel Weinberg Butler Hailey PC
5307 E. Mockingbird Lane
Suite 685
Dallas, Texas 75206

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**CONDOMINIUM ASSOCIATION
MANAGEMENT CERTIFICATE FOR
THE CONDOMINIUM OWNERS OF THE MEADOWS, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of September 1, 2021 by The Condominium Owners of the Meadows, Inc., a Texas non-profit corporation (the "Association").

WITNESSETH

WHEREAS, that certain Condominium Declaration for The Condominium Owners of The Meadows (the "Declaration"), is recorded in Volume 82069, Page 208 of the Official Public Records of Dallas County, Texas, which Declaration, as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of Section 82.116 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 The Condominium Owners of The Meadows, 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 in Volume 82069, Page 208 in the Official Public Records of Dallas 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 The Condominium Owners of The Meadows, Inc., c/o Insight Association Management, 275 West 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.themeadowscoa.nabrnetwork.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 82.116 of the Texas Property Code, and serves to replace all Management Certificates previously filed by the Association. as of the date first above written.

ASSOCIATION:

THE CONDOMINIUM OWNERS OF THE
MEADOWS, INC., a Texas non-profit corporation.

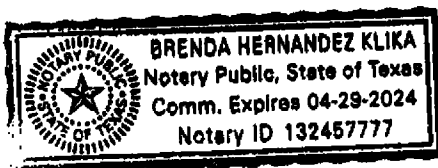
By: _____

Bruce Crawford, Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 1st day of September, 2021, by Bruce Crawford, Insight Association Management, Managing Agent for The Condominium Owners Association of The Meadows, 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 The Condominium Owners of The Meadows recorded in the Map or Plat Records of
Dallas County**

- **Filed in Dallas County, Texas
Document No. 81204/1997**

Exhibit B

[Recording Data for the Declaration]

Amendments to the Declaration for The Condominium Owners of The Meadows, Inc. recorded with
Dallas County

- a. Declaration recorded under Document No. 82069-208, Official Public Records of Dallas County, Texas.
- b. First Amendment to Declaration recorded under Document No. 82074-1854/198200744472, Official Public Records of Dallas County, Texas.
- c. Second Amendment to Declaration recorded under Document No. 82078-3118/198200787999, Official Public Records of Dallas County, Texas.
- d. Third Amendment to Declaration recorded under Document No. 83094-1768/198300942723, Official Public Records of Dallas County, Texas.
- e. Bylaws/Articles of Incorporation/Rules & Regulations/ etc. recorded under Document No. 2002232/11167 or 11148, Official Public Records of Dallas County, Texas.
- f. First Supplemental Recording or Dedicatory Instruments recorded under Document No. 20080333708, Official Public Records of Dallas County, Texas.
- g. Second Supplemental Recording or Dedicatory Instruments recorded under Document No. 200900171450, Official Public Records of Dallas County, Texas.
- h. Third Supplemental Recording or Dedicatory Instruments recorded under Document No. 201000303097, Official Public Records of Dallas County, Texas.
- i. Fourth Supplemental Recording or Dedicatory Instruments recorded under Document No. 201100092816, Official Public Records of Dallas County, Texas.
- j. Fifth Supplemental Recording or Dedicatory Instruments recorded under Document No. 201100103355, Official Public Records of Dallas County, Texas.
- k. Sixth Supplemental Recording or Dedicatory Instruments (Policies) recorded under Document No. 201200007455, Official Public Records of Dallas County, Texas.
- l. Foundation Policy recorded under Document No. 201400231513, Official Public Records of Dallas County, Texas.
- m. Seventh Supplemental Recording or Dedicatory Instruments recorded under Document No. 201500131003, Official Public Records of Dallas County, Texas.

Exhibit B Continued

[Recording Data for the Declaration]

Amendments to the Declaration for The Condominium Owners of The Meadows, Inc. recorded with
Dallas County

- n. Eighth Supplemental Recording or Dedicatory Instruments recorded under Document No. 201900046402, Official Public Records of Dallas 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).....\$430.00
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.....Two (2) months of assessments

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202100262366

eRecording - Real Property

Recorded On: September 01, 2021 03:16 PM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$46.00

***** 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: 202100262366
Receipt Number: 20210901001100
Recorded Date/Time: September 01, 2021 03:16 PM
User: Kevin T
Station: CC15

Record and Return To:

CSC Global



**STATE OF TEXAS
COUNTY OF DALLAS**

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 Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX