

**MANAGEMENT CERTIFICATE OF
MEADOW BEND HOMEOWNERS ASSOCIATION, INC.**

1. Name of the Subdivision: Meadow Bend Homeowners Association, Inc.
2. Name of the Association: Meadow Bend Homeowners Association, Inc.
3. Recording Data for Subdivision are as follows:
 - Section I, Vol. 15, Page 115, File No. 7816323, and Vol. 15, Page 116, File No. 7816324
 - Section II, Vol. 15, Page 186-187, File No(s). 8004568, 8004569 and 8636901
 - Section 3, Vol. 17, Page 82-83, File No. 8326583, Replat Vo. 17, Page 147, File No. 8426547, Replat Page 18, Page 86, File No. 8615794, Vol. 18
 - Section 4, Vol. 17, Page 158, File No. 8437401, Replat Vol. 18, Page 83, File No. 8615973
 - Section 5, Phase 1, Vol. 18, Page 64, File No. 8549950
 - Section 5, Phase 2, Vol. 18, Page 107, File No. 8631466
 - Section 5, Phase 3, Vol. 18, Page 161, File No. 8744270
 - Section 5, Phase 4, Vol. 18, Page 291, File No. 9112486
 - Section 5, Phase 5, Vol. 18, Page 401, File No. 9250827
 - Section 5, Phase 6, Vol. 18, Page 466, File No. 9402709
 - Section 6, Phase 1, Vol. 18, Page 164, File No. 8744272
 - Section 6, Phase 2, Vol. 18, Page 225, File No. 90125757
 - Section 6, Phase 3, Vol. 18, Page 189-190, File No. 8835284
4. Recording Data for the Declaration:
 - DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS is recorded under Clerk's File No. 7908719 in the Official Public Records of Real Property of Galveston County, Texas.
 - FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is recorded under Clerk's File No. 8023595 of the Official Public Records of Real Property of Galveston County, Texas.
 - SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is recorded under Clerk's File No. 8031390 of the Official Public Records of Real Property of Galveston County, Texas.
 - THIRD AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is recorded under Clerk's File No. 8031391 of the Official Public Records of Real Property of Galveston County, Texas.
 - SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (Section II) is recorded under Clerk's File No. 8031392 of the Official Public Records of Real Property of Galveston County, Texas.
 - DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (Section III) is recorded under Clerk's File No. 8332191 of the Official Public Records of Real Property of Galveston County, Texas.

- FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (Section III) is recorded under Clerk's File No. 8345489 of the Official Public Records of Real Property of Galveston County, Texas.
- THIRD AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (Section II) is recorded under Clerk's File No. 8345490 of the Official Public Records of Real Property of Galveston County, Texas.
- FOURTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (Section I) is recorded under Clerk's File No. 8345491 of the Official Public Records of Real Property of Galveston County, Texas.
- SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (Section 3) is recorded under Clerk's File No. 8423020 of the Official Public Records of Real Property of Galveston County, Texas.
- FOURTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (Section II) is recorded under Clerk's File No. 8423021 of the Official Public Records of Real Property of Galveston County, Texas.
- FIFTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (Section I) is recorded under Clerk's File No. 8423022 of the Official Public Records of Real Property of Galveston County, Texas.
- DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (Section IV) is recorded under Clerk's File No. 8452735 of the Official Public Records of Real Property of Galveston County, Texas.
- FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (Section IV) is recorded under Clerk's File No. 8600349 of the Official Public Records of Real Property of Galveston County, Texas.
- THIRD AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (Section III) is recorded under Clerk's File No. 8600350 of the Official Public Records of Real Property of Galveston County, Texas.
- FIFTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (Section II) is recorded under Clerk's File No. 8600351 of the Official Public Records of Real Property of Galveston County, Texas.
- SIXTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (Section I) is recorded under Clerk's File No. 8600352 of the Official Public Records of Real Property of Galveston County, Texas.
- DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (Section V, Phase 3) is recorded under Clerk's File No. 8621410 of the Official Public Records of Real Property of Galveston County, Texas.
- FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (Section V, Phase 3) is recorded under Clerk's File No. 8701073 of the Official Public Records of Real Property of Galveston County, Texas.
- SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (Section IV) is recorded under Clerk's File

No. 8701074 of the Official Public Records of Real Property of Galveston County, Texas.

- FOURTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (Section III) is recorded under Clerk's File No. 8701075 of the Official Public Records of Real Property of Galveston County, Texas.
- SIXTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (Section II) is recorded under Clerk's File No. 8701076 of the Official Public Records of Real Property of Galveston County, Texas.
- SEVENTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (Section I) is recorded under Clerk's File No. 8701077 of the Official Public Records of Real Property of Galveston County, Texas.
- DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MEADOW BEND, SECTION V, PHASE 6, A SUBDIVISION IN GALVESTON COUNTY is recorded under Clerk's File No. 9421742 of the Official Public Records of Real Property of Galveston County, Texas.
- Annexation Agreement is recorded under Clerk's File No. 9423599 of the Official Public Records of Real Property of Galveston County, Texas.
- Annexation Agreement (Section V, Phase 5) is recorded under Clerk's File No. 9341502 of the Official Public Records of Real Property of Galveston County, Texas.
- Annexation Agreement (Section VI, Phase 3) is recorded under Clerk's File No. 9033874 of the Official Public Records of Real Property of Galveston County, Texas.
- Annexation Agreement (Section VI, Phase 2) is recorded under Clerk's File No. 9033875 of the Official Public Records of Real Property of Galveston County, Texas.

5. Name and Mailing address of the Association:

Meadow Bend Homeowners Association, Inc.
c/o PMI Galveston Bay
240 W. Galveston #759
League City, Texas 77574

6. Name, Mailing address, Phone number and Email address of Association's designated representative:

PMI Galveston Bay
240 W. Galveston #759
League City, Texas 77574

409-800-6500
Email: associations@pmigalvestonbay.com

7. Website of Association's designated representative:

www.pmigalvestonbay.com

8. Amount of Fee(s) charged by the Association relating to a property transfer in the subdivision:

Resale Certificate: \$375.00

Refinance Certificate: \$150.00

Transfer Fee: \$250.00

9. Other Information the Association Considers Appropriate:

- RESOLUTION AND GUIDELINES REGARDING REGULATIONS OF STANDBY ELECTRIC GENERATORS AND POLICY REGARDING ALTERNATIVE PAYMENT SCHEDULES OF MEADOW BEND HOMEOWNERS ASSOCIATION, INC. A TEXAS NON-PROFIT CORPORATION, is recorded under Clerk's File No. 201106552 of the Official Public Records of Real Property of Galveston County, Texas.
- MEADOW BEND POOL RULES is recorded under Clerk's File No. 2020030243 of the Official Public Records of Real Property of Galveston County, Texas.
- AMENDMENT TO BY-LAWS IN REGARD TO QUORUM; POLICY REGARDING RECORDS RETENTION, INSPECTION & PRODUCTION ;POLICY REGARDING ALTERNATIVE PAYMENT SCHEDULES; RESOLUTION AND GUIDELINES REGARDING REGULATION OF FLAG DISPLAY; RESOLUTION AND GUIDELINES REGARDING REGULATION OF SOLAR ENERGY DEVICES; RESOLUTION AND GUIDELINES REGARDING REGULATION OF COMPOSTING DEVICES, RAIN BARRELS, HARVESTING DEVICES, AND IRRIGATION SYSTEMS; RESOLUTION AND GUIDELINES REGARDING REGULATION OF CERTAIN ROOFING MATERIALS OF MEADOW BEND HOMEOWNERS ASSOCIATION, INC. A TEXAS NON-PROFIT CORPORATION is recorded under Clerk's File No. 2011065502 of the Official Public Records of Real Property of Galveston County, Texas.
- GUIDELINES FOR BID SOLICITATION AND REVIEW PROCESS; POLICY REGARDING DEED RESTRICTION VIOLATION HEARINGS; GUIDELINES FOR INSTALLATION AND USE OF CERTAIN RESIDENCE SECURITY MEASURES; GUIDELINES FOR DISPLAY OF CERTAIN RELIGIOUS ITEMS is recorded under Clerk's File No. 2021066087 of the Official Public Records of Real Property of Galveston County, Texas.
- BYLAWS OF MEADOW BEND HOMEOWNERS' ASSOCIATION AS AMENDED JUNE 22, 2006 is recorded under Clerk's File No. 2006052439 of the Official Public Records of Real Property of Galveston County, Texas.

Executed the 31 day of August, 2025

Meadow Bend Homeowners Association, Inc.

By: Cheryl Vasquez
Managing Agent

Cheryl Vasquez
Print Name

STATE OF TEXAS §

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COUNTY OF GALVESTON §

This instrument was acknowledged before me on the 31 day of July, 2025 by
Cheryl Vasquez, Managing Agent for Meadow Bend Homeowners Association, Inc.

Notary Public, State of Texas

After Recording Return To:
PMI Galveston Bay
240 W. Galveston #759
League City, Texas 77574

SUBSCRIBED AND SWORN BEFORE ME
THIS 31 DAY OF July, 2025
Ngoyi C. Harris
NOTARY PUBLIC

