

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Homeowners Association at Grant Meadows, Inc., a Texas non-profit corporation, (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code, and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

<u>Document and Name of Subdivision</u>	<u>Recording Data for Document</u>	<u>Recording Data for Subdivision</u>
Declaration of Covenants, Conditions and Restrictions for Grant Meadows	Harris County Clerk's File No. Z198926	Film Code Nos. 598134 and 598137, Map Records, Harris County, Texas; and as stated in said Declaration
First Amendment to Declaration of Covenants, Conditions and Restrictions for Grant Meadows	Harris County Clerk's File No. Z525935	As stated in said Declaration
Second Amendment to Declaration of Covenants, Conditions and Restrictions for Grant Meadows	Harris County Clerk's File No. 20100153330	As stated in said Declaration
Third Amendment to Declaration of Covenants, Conditions and Restrictions for Grant Meadows	Harris County Clerk's File No. 20110153791	As stated in said Declaration
Supplemental Declaration of Annexation (Subjecting Grant Meadows, Section 3 and Grant Meadows, Section 4 to the Declaration of Covenants, Conditions and Restrictions for Grant Meadows)	Harris County Clerk's File No. 20130288638	Film Code Nos. 653283 and 656048, Map Records, Harris County Texas; and as stated in said Declaration
Supplemental Declaration of Annexation (Subjecting Grant Meadows, Section 5 to the Declaration of Covenants, Conditions and Restrictions for Grant Meadows)	Harris County Clerk's File No. 20150143916	Film Code No. 673150, Map Records of Harris County, Texas; and as stated in said Declaration
Assignment of Declarant Rights for Grant Meadows	Harris County Clerk's File No. 20110483514	As stated in said Declarations

By-Laws and Certificate of Formation	Harris County Clerk's File No. 20120014341	As stated in said Declarations
Priority of Payments and Alternative Payment Schedule Guidelines	Harris County Clerk's File No. 20120003821	As stated in said Declarations
Record Production and Copying Policy	Harris County Clerk's File No. 20120003822	As stated in said Declarations
Document Retention Policy	Harris County Clerk's File No. 20120003823	As stated in said Declarations
Guidelines and Criteria (Solar Energy Devices, Display of Flags of the United States, State of Texas and any branch of the United States Military, Rainwater Harvesting Systems and Shingles)	Harris County Clerk's File No. 20120003824	As stated in said Declarations
United States, State of Texas and United States Armed Forces Flag Display Guidelines	Harris County Clerk's File No. 20130629378	As stated in said Declarations
Drought-Resistant Landscaping and Water-Conserving Natural Turf Guidelines	Harris County Clerk's File No. 20130629379	As stated in said Declarations
Adjacent Lot Use Guidelines	Harris County Clerk's File No. 20130629380	As stated in said Declarations
Standby Electric Generator Guidelines	Harris County Clerk's File No. RP-2016-404485	As stated in said Declarations
Certificate of Corporate Resolution of Homeowners at Grant Meadows, Inc regarding Tree Removal and Replacement Guidelines	Harris County Clerk's File No. RP-2016-480174	As stated in said Declarations
First Amendment to By-Laws	Harris County Clerk's File No. RP-2016-559870	As stated in said Declarations
Fining Policy	Harris County Clerk's File No. RP-2018-146656	As stated in said Declarations

Second Amendment to By-Laws	Harris County Clerk's File No. RP-2019- 167056	As stated in said Declarations
Religious Display Guidelines	Harris County Clerk's File No. RP-2021- 501903	As stated in said Declarations
Swimming Pool Enclosure Guidelines	Harris County Clerk's File No. RP-2021- 501904	As stated in said Declarations
Security Measures Guidelines	Harris County Clerk's File No. RP-2021- 501905	As stated in said Declarations
209 Hearing Guidelines	Harris County Clerk's File No. RP-2021- 501906	As stated in said Declarations
Bid Procedure for Contracts Exceeding \$50,000 Guidelines	Harris County Clerk's File No. RP-2021- 501907	As stated in said Declarations

Name and Mailing Address for Association

Homeowners Association at Grant Meadows, Inc.
c/o VanMor Properties, Inc.
7102 Glen Chase Court
Houston, Texas 77095

Name and Mailing Address of Person Managing
the Association or its Designated Representative

VanMor Properties, Inc.
7102 Glen Chase Court
Houston, Texas 77095

Telephone Number to contact the Association

(832) 593-7300

Email Address to contact the Association

susan@vanmor.com

Association Website

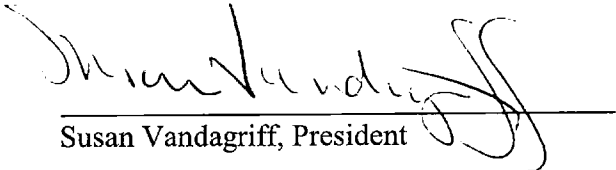
www.grantmeadows.org

Transfer of Title Fees

Transfer Fee:	\$350.00
Resale Certificate Fee:	\$375.00
Updated Resale Certificate Fee (within 180 days):	\$75.00
Questionnaire:	\$375.00
Refinance Fee:	\$100.00
Rush Fee:	\$100.00
Statement of Account/Payoff Request/Quote Fee:	\$75.00

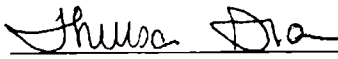
Executed on this the 6th day of January, 2025.

Homeowners Association at Grant Meadows,
Inc., a Texas non-profit corporation, acting by
and through its managing agent, VanMor
Properties, Inc.

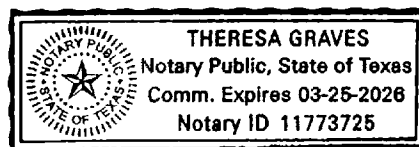

Susan Vandagriff, President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 6th day of January, 2025, by Susan Vandagriff, President of VanMor Properties, Inc., the managing agent for Homeowners Association at Grant Meadows, Inc., a Texas non-profit corporation, on behalf of said entity.


Notary Public, State of Texas

When recorded return to:
Hoover Slovacek LLP
Galleria Tower II
5051 Westheimer Rd., Suite 1200
Houston, Texas 77056



RP-2025-7128
Pages 5
01/08/2025 09:10 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$37.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2025-7128