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PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
FOR

Village of Country Meadows
Community Improvement Association

The State of TEXAS §
§
County of HARRIS §

The undersigned being the residing President of Village of Country Meadows Community Improvement Association organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

(1) The name of the subdivision:

Country Meadows

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(2) The name of the association:

Village of Country Meadows Community Improvement Association

(3) The recording data for the subdivision:

Country Meadows, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code Number 389002 of the Map Records of Harris County, Texas.

(4) The recording data for the declaration and any amendments to the declaration:

Declaration of Covenants, Conditions and Restrictions of Country Meadows
Filed on October 13, 1997, under Harris County Clerk's File Number S683394 in the Official Public Records of Real Property of Harris County.

Affidavit for the Filing of Dedicatory Instruments of the Village of Country Meadows Community Improvement Association, Inc.
Filed on January 3, 2000, under Harris County Clerk's File Number U153826 in the Official Public Records of Real Property of Harris County.

First Supplemental Notice of Dedicatory Instruments of Country Meadows
Filed on December 30, 2011, under Harris County Clerk's File Number 20110547768 in the Official Public Records of Real Property of Harris County.

Second Supplemental Notice of Dedicatory Instruments of Country Meadows
Filed on April 25, 2016, under Harris County Clerk's File Number 2016170747 in the Official Public Records of Real Property of Harris County.

Resolution Adopting Late Fee Policy
Filed on March 17, 2022, under Harris County Clerk's File Number RP-2022-144088 in the Official Public Records of Real Property of Harris County.

Inspector

County Clerk Harris County, Texas



Shirley H. Harris



(5) The name and mailing address of the association:

Village of Country Meadows Community Improvement Association
13627 Country Lane
Tomball, Texas 77375-2976

(6) The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative:

Houston HOA Management
5850 San Felipe, Ste. 500
Houston Texas 77057
(832) 598-1462 Phone
(832) 772-4281 Fax
info@houstonhoa.net

(7) The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006

Website address of Association: www.country-meadows.us

Website address of Management Company: www.houstonhoa.net

(8) The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision

Refinance Fee	\$75.00
Transfer Fee	\$300.00
Resale Certificate Fee	\$350.00
Certified 209 Letter	\$30.00
Delinquency Late Fee	15% of Annual Assessment rate

(9) Other information the association considers appropriate.

Country Meadows is a 29.1908-acre subdivision out of the Joseph House Survey, Abstract Number 34, recorded on June 4, 1997, as 119 single family lots, and 2 lots as a community park, located in the City of Tomball, in Northwest Harris County, Texas.

HOUSTON HOA MANAGEMENT LLC, (The Management Company) oversees the daily operations of the Association at the direction of the elected Board of Trustees.

The Board of Trustees meets quarterly / monthly on the 2nd Tuesday of the month at 6:00 P.M. at the Community Park located at 13627 Country Lane; Tomball, TX 77375 Unless otherwise posted.

The Annual Meeting of Members of the Country Meadows typically occurs on the third Tuesday of January.

Annual Assessments are mailed to homeowners during the 4th Quarter of the year. Assessments are due on January 1st and become delinquent on February 1st, with 10% interest per annum applied. A fee equal to fifteen percent (15%) of the current year's assessment rate shall be levied upon any homeowner's account not paid in full by the thirty-first day of being delinquent.

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Imogene H. Hargrett

County Clerk Harris County, Texas



This management certificate is filed of record in Harris County Texas by the Village of Country Meadows Community Improvement Association, it shall be valid until a later management certificate is filed of record by the association or a successor manager or until a termination of the management certificate is filed over record whichever is sooner.

Executed on this 8TH day of December 2023

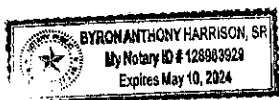
By: *William A. Harris*
 William A. Harris, President Board of Trustees
 Village of Country Meadows Community Improvement Association

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This management certificate does not purport to identify every publicly recorded document involving the subdivision or to report every piece of information pertinent to the subdivision. Rather the purpose of this management certificate is to provide information sufficient for a title company or others to correctly identify the subdivision and to contact the association. No person should rely on the management certificate for anything other than instructions for identifying and contacting the association.

The State of TEXAS §
 §
 County of HARRIS §

BEFORE ME, the undersigned notary public on this 8TH day of December 2023, personally appeared William A. Harris, President of the Village of Country Meadows Community Improvement Association, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Byron Anthony Harrison, SR
 Texas Notary Public

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After recording, return to:

Village of Country Meadows Community Improvement Association
13627 Country Lane
Tomball, Texas 77375-2976



RP-2023-485802

Laneshia Hudspeth

County Clerk Harris County, Texas



FILED FOR RECORD

1:09:51 PM

Wednesday, December 27, 2023

Laneshia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Wednesday, December 27, 2023



Laneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2023-485802





I, Teneshia Hudspeth, County Clerk of Harris County, Texas certify that these pages are a true and correct copy of the original record filed and recorded in my office, electronically or hard copy, as it appears on this date.

Witness my official hand and seal of office
This December 29, 2023

Teneshia Hudspeth, County Clerk
Harris County, Texas

Any provision herein which restrict the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.

