



ADDENDUM FOR PROPERTY SUBJECT TO MANDATORY MEMBERSHIP IN A PROPERTY OWNERS ASSOCIATION (NOT FOR USE WITH CONDOMINIUMS) ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT



406 Deer Fern Dr

League City

TX 77573-5947

(Street Address and City)

Meadow Bend HOA / Houston Community Management

832-864-1200

(Name of Property Owners Association, (Association) and Phone Number)

A. SUBDIVISION INFORMATION: "Subdivision Information" means: (i) a current copy of the restrictions applying to the subdivision and bylaws and rules of the Association, and (ii) a resale certificate, all of which are described by Section 207.003 of the Texas Property Code.

(Check only one box):

- 1. Within \_\_\_ days after the effective date of the contract, Seller shall obtain, pay for, and deliver the Subdivision Information to the Buyer. If Seller delivers the Subdivision Information, Buyer may terminate the contract within 3 days after Buyer receives the Subdivision Information or prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. If Buyer does not receive the Subdivision Information, Buyer, as Buyer's sole remedy, may terminate the contract at any time prior to closing and the earnest money will be refunded to Buyer.
2. Within \_\_\_ days after the effective date of the contract, Buyer shall obtain, pay for, and deliver a copy of the Subdivision Information to the Seller. If Buyer obtains the Subdivision Information within the time required, Buyer may terminate the contract within 3 days after Buyer receives the Subdivision Information or prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. If Buyer, due to factors beyond Buyer's control, is not able to obtain the Subdivision Information within the time required, Buyer may, as Buyer's sole remedy, terminate the contract within 3 days after the time required or prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer.
3. Buyer has received and approved the Subdivision Information before signing the contract. Buyer \_\_\_ does \_\_\_ does not require an updated resale certificate. If Buyer requires an updated resale certificate, Seller, at Buyer's expense, shall deliver it to Buyer within 10 days after receiving payment for the updated resale certificate from Buyer. Buyer may terminate this contract and the earnest money will be refunded to Buyer if Seller fails to deliver the updated resale certificate within the time required.
4. Buyer does not require delivery of the Subdivision Information.

The title company or its agent is authorized to act on behalf of the parties to obtain the Subdivision Information ONLY upon receipt of the required fee for the Subdivision Information from the party obligated to pay.

B. MATERIAL CHANGES. If Seller becomes aware of any material changes in the Subdivision Information, Seller shall promptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving written notice to Seller if: (i) any of the Subdivision Information provided was not true; or (ii) any material adverse change in the Subdivision Information occurs prior to closing, and the earnest money will be refunded to Buyer.

C. FEES AND DEPOSITS FOR RESERVES: Buyer shall pay any and all Association fees, deposits, reserves, and other charges associated with the transfer of the Property not to exceed \$\_\_\_\_\_ and Seller shall pay any excess. This paragraph does not apply to: (i) regular periodic maintenance fees, assessments, or dues (including prepaid items) that are prorated by Paragraph 13, and (ii) costs and fees provided by Paragraphs A and D.

D. AUTHORIZATION: Seller authorizes the Association to release and provide the Subdivision Information and any updated resale certificate if requested by the Buyer, the Title Company, or any broker to this sale. If Buyer does not require the Subdivision Information or an updated resale certificate, and the Title Company requires information from the Association (such as the status of dues, special assessments, violations of covenants and restrictions, and a waiver of any right of first refusal), \_\_\_ Buyer \_\_\_ Seller shall pay the Title Company the cost of obtaining the information prior to the Title Company ordering the information.

NOTICE TO BUYER REGARDING REPAIRS BY THE ASSOCIATION: The Association may have the sole responsibility to make certain repairs to the Property. If you are concerned about the condition of any part of the Property which the Association is required to repair, you should not sign the contract unless you are satisfied that the Association will make the desired repairs.

Buyer

Seller H Edwin Benson

Buyer

Seller Kathy Benson



The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (www.trec.texas.gov) TREC No. 36-10. This form replaces TREC No. 36-9.

## **Meadow Bend Homeowners Association, Inc. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **Meadow Bend Homeowners Association, Inc.** (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:

**Name of the Subdivision:** Meadow Bend Homeowners Association, Inc.

**Name of the Association:** Meadow Bend Homeowners Association, Inc.

**Recording Data for Association:**

The Subdivision is recorded according to the Map and Plat Records in Galveston County, Texas, as follows;

Sec. 1, Vol. 15, Page 115, File No. 7816323, and Vol. 15, Page 116, File No. 7816324,  
Section 2, Vol. 15, Page 186-187, File No(s). 8004568, 8004569 and 8636901,  
Section 3, Vol. 17, Page 82-83, File No. 8326583, Replat Vol. 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. 8615793,  
Section 5, Ph 1, Vol 18, Page 64, File No. 8549950, Section 5, Phase 2, Vol. 18, Page 107, File  
No. 8631466, Section 5, Ph 3, Vol. 18, Page 161, File No. 8744270, Section 5, Ph 4, Vol. 18,  
Page 291, File No. 9112486, Section 5, Ph 5, Vol. 18, Page 401, File No. 9250827, Section 5,  
Ph 6, Vol. 18, Page 466, File No. 9402709, Section 6, Ph 1, Vol. 18, Page 164, File No.  
8744272, Section 6, Ph 2, Vol. 18, Page 225, File No 9012757, Section 6, Ph 3, Vol. 18, Page  
189-190, File No. 8835284

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Real Property Records of Galveston County, Texas, as follows:

- (a) Pool Rules, under Galveston County Clerk's File No. 2020030243, along with any amendments or supplements thereto;
- (b) Resolution And Guidelines Regarding Regulation Of Standby Electric Generators, Policy Regarding Alternative Payment Schedules, under Galveston County Clerk's File No. 2014031756, along with any amendments or supplements thereto;
- (c) Property Owners' Association Management Certificate, under Galveston County Clerk's File No. 2013077021, along with any amendments or supplements thereto;
- (d) Resolution And Guidelines Regarding Regulation Of Display Of Certain Religious Items, under Galveston County Clerk's File No. 2012001081, along with any amendments or supplements thereto;
- (e) Amendment To Bylaws In Regard To Quorum, Policy Regarding Records Retention, Inspection And 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, And Resolution And Guidelines Regarding Regulation Of Certain Roofing Materials, under

- Galveston County Clerk's File No. 2011065502, along with any amendments or supplements thereto;
- (f) Resolution Of The Board Of Directors For Covenants Compliance Inspection, under Galveston County Clerk's File No. 2010012635, along with any amendments or supplements thereto;
  - (g) By-Laws, under Galveston County Clerk's File No. 2006052439, along with any amendments or supplements thereto;
  - (h) Management Certificate, under Galveston County Clerk's File No. 2003011165, along with any amendments or supplements thereto;
  - (i) Management Certificate, under Galveston County Clerk's File No. 2002005098, along with any amendments or supplements thereto;
  - (j) Annexation Agreement, under Galveston County Clerk's File No. 9423599, along with any amendments or supplements thereto;
  - (k) Declaration Of Covenants, Conditions, And Restrictions, under Galveston County Clerk's File No. 9421742, along with any amendments or supplements thereto;
  - (l) Annexation, under Galveston County Clerk's File No. 9341502, along with any amendments or supplements thereto;
  - (m) Annexation Agreement, under Galveston County Clerk's File No. 9033875, along with any amendments or supplements thereto;
  - (n) Annexation Agreement, under Galveston County Clerk's File No. 9033874, along with any amendments or supplements thereto;
  - (o) Seventh Amendment To Declaration Of Covenants, Conditions, And Restrictions, under Galveston County Clerk's File No. 8701077, along with any amendments or supplements thereto;
  - (p) Sixth Amendment To Declaration Of Covenants, Conditions, And Restrictions, under Galveston County Clerk's File No. 8701076, along with any amendments or supplements thereto;
  - (q) Fourth Amendment To Declaration Of Covenants, Conditions, And Restrictions, under Galveston County Clerk's File No. 8701075, along with any amendments or supplements thereto;
  - (r) Second Amendment To Declaration Of Covenants, Conditions, And Restrictions, under Galveston County Clerk's File No. 8701074, along with any amendments or supplements thereto;
  - (s) First Amendment To Declaration Of Covenants, Conditions, And Restrictions, under Galveston County Clerk's File No. 8701073, along with any amendments or supplements thereto;
  - (t) Additional Dedicatory Instruments, 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, under Galveston County Clerk's File No. 2021066087, along with any amendments or supplements thereto;

**Name and Mailing Address of the Association**

Meadow Bend Homeowners Association, Inc.  
c/o Houston Community Management  
17049 El Camino Real #100  
Houston, Texas 77058

**Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative**

Houston Community Management  
17049 El Camino Real #100  
Houston, Texas 77058  
832-864-1200  
[customerservice@houcomm.com](mailto:customerservice@houcomm.com)

**Website Address of the Association**

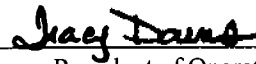
[www.meadowbend.org](http://www.meadowbend.org)

**Property Transfer Fee(s) Charged by the Association:**

New account setup fee establishing new owner's account in the association's records: \$95  
Resale Certificate: \$375  
Resale Certificate Update: \$75  
Legacy Account Closure Fee: \$220  
Refinance Statement of Account: \$75  
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite  
\$125 for 3 day expedite

Executed on this the 18 day of October 2022

Meadow Bend Homeowners Association, Inc.,  
acting by and through its managing agent, Houston  
Community Management

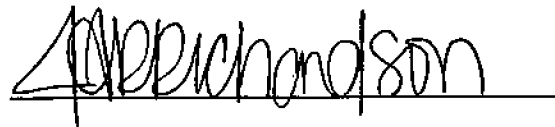


Tracy Downs, President of Operations

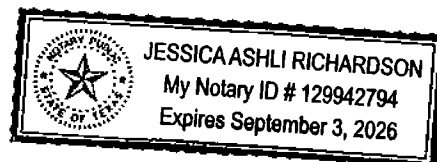
STATE OF TEXAS       §  
COUNTY OF Harris   §

This instrument was acknowledged before me on the 18 day of October, 2022 by Tracy Downs, President of Operations with Houston Community Management, the managing agent for Meadow Bend Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.

When recorded return to:  
**Houston Community Management**  
**17049 El Camino Real #100**  
**Houston, Texas 77058**



Jessica Richardson  
Notary Public, State of Texas



## FILED AND RECORDED

Instrument Number: *2022065855*

Recording Fee: 34.00

Number Of Pages: 4

Filing and Recording Date: 10/20/2022 8:21AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



*Dwight D. Sullivan*

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Dwight D. Sullivan, County Clerk  
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*