



ADDENDUM FOR PROPERTY SUBJECT TO MANDATORY MEMBERSHIP IN A PROPERTY OWNERS ASSOCIATION



(NOT FOR USE WITH CONDOMINIUMS)

ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT

Meadow Bend HOA / Houston Community Management 832-864-1200 (Neme of Property Owners Association, (Association) and Phone Number)	406	Deer Fern Dr			League City	TX 77573-	.594
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, 0.03 of the Texas Property Code. (Check only one box): Within			(Street Addres	ss and City)			
SUBDIVISION INFORMATION: "Subdivision Information" means: (i) a current copy of the restrictions applying the subdivision and bylaws and rules of the Association, and (ii) a resale certificate, all of which are described to successful to the subdivision and bylaws and rules of the Association, and (ii) a resale certificate, all of which are described to successful the Subdivision Information to the Buyer. If Seller delivers the Subdivision Information, Buyer may terminat the contract within 3 days after Buyer receives the Subdivision Information or prior to closing and the contract within 3 days after Buyer receives the Subdivision Information or prior to closing and the contract start within 3 days after buyer required to Buyer. 2. Within days after the effective date of the contract. Buyer shall obtain, pay for, and deliver 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. 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 of 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 and the contract within 3 days after the time required of the contract within 3 days after the time required of the contract within 3 days after the time required to does not require an updated resale certificate. If Buyer requires an updated resale certificate in the Subdivision Information within the time required of the super sevence, shall deliver it to Buyer within 10 days after receiving payment for the deliver of the Subdivision Information on the subdivision Information o						832-864-12	00
to the subdivision and bylaws and rules of the Association, and (ii) a resale certificate, all of which are described becton 207.003 of the Texas Property Code. (Check only one box): 1. Within		(Name	of Property Owners Association	ı, (Association) aı	nd Phone Number)		
the Subdivision Information to the Buyer. If Seller delivers the Subdivision Information, Buyer may terminat the contract within 3 days after Buyer receives the Subdivision Information, Buyer may terminat the contract within 3 days after Buyer receives the Subdivision Information or prior to closing, whichever core information, Buyer, as Buyer's sole remedy, may terminate the contract at any time prior to closing and the aernest money will be refunded to Buyer. If Buyer obea not receive the Subdivision Information, Buyer, as Buyer's sole remedy, may terminate the contract, Buyer shall obtain, pay for, and deliver 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 corcurs first, and the earnest money will be refunded to Buyer. 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 to Buyer. 3. Buyer has received and approved the Subdivision Information before signing the contract. Buyer all does not require an updated resale certificate. If Buyer requires an updated resale certificate within 10 days after the time required a Buyer's expense, shall deliver it to Buyer within 10 days after receiving payment for the updated resale certificate within the time required. 4. Buyer does not require delivery of the Subdivision Information. 5. Buyer sole not require delivery of the Subdivision Information. 6. Buyer does not require delivery of the Subdivision Information. 7. Buyer does not require delivery of the Subdivision Information. 8. Buyer does not require delivery of the Subdivision Information. 8. Buyer does not require delivery of the Subdivision Information. 9. Buyer does not require delivery of the Subdivision Information Information of the particul	to the Section	n 207.003 of the Texas Prope	rules of the Association,	on" means: (and (ii) a re	i) a current copy of t sale certificate, all of	the restrictions appl which are describe	lyin d b
the Subdivision Information to the Buyer. If Seller delivers the Subdivision Information, Buyer may terminat 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, and the prior to closing and the earnest money will be refunded to Buyer. 2. Within	•	,					
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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 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 Subdivisio Information ONLY upon receipt of the required fee for the Subdivision Information from the part obligated to pay. • MATERIAL CHANGES. If Seller becomes aware of any material changes in the Subdivision Information, Seller sharpromptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving written notice to Seller in (i) any of the Subdivision Information provided was not true; or (ii) any material adverse change in the Subdivision Information cocurs prior to closing, and the earnest money will be refunded to Buyer. **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 \$\frac{1}{2}\$ and Seller shall pay are excess. This paragraph does not apply to: (i) regular periodic maintenance fees, assessments, or dues (includin prepaid items) that are prorated by Paragraph 13, and (ii) costs and fees provided by Paragraphs A and D. **AUTHORIZATION*** Seller authorizes the Association to release and provide the Subdivision Information and an updated resale certificate if requested by the Buyer, the Title Company, or any broker to this sale. If Buyer do not require the Subdivision Information or an updated resale certificate if requested by the Buyer, the Title Company or covenants and restrictions, are awaiver 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. **OTICE TO BUYER REGARDING REPAIRS BY THE	(†] !	copy of the Subdivision Infor time required, Buyer may Information or prior to closin Buyer, due to factors beyond required, Buyer may, as Buy	rmation to the Seller. terminate the contract g, whichever occurs fir Buyer's control, is not a er's sole remedy, termir	If Buyer obt t within 3 c st, and the ea able to obtain nate the cont	ains the Subdivision lays after Buyer re arnest money will be the Subdivision Info ract within 3 days af	Information within ceives the Subdiv refunded to Buyer, ormation within the ter the time require	the ision is the interval is t
The title company or its agent is authorized to act on behalf of the parties to obtain the Subdivisio Information ONLY upon receipt of the required fee for the Subdivision Information from the part obligated to pay. MATERIAL CHANGES. If Seller becomes aware of any material changes in the Subdivision Information, Seller sha promptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving written notice to Seller i (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. 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 an 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. AUTHORIZATION: Seller authorizes the Association to release and provide the Subdivision Information and an updated resale certificate if requested by the Buyer, the Title Company, or any broker to this sale. If Buyer doe not require the Subdivision Information or an updated resale certificate, and the Title Company requires informatic 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), is Buyer if Seller shall pay the Title Company the cost of obtaining the information prior to the Title Company ordering the information. OTICE TO BUYER REGARDING REPAIRS BY THE ASSOCIATION: The Association may have the separate to make certain repairs to the Property. If you are concerned about the condition of any part of the specific parts of the property which the Association is required to repair, you should not sign the contract unless you are satisfied that the sp	[[does not require an upd Buyer's expense, shall delive certificate from Buyer. Buyer	ated resale certificate. I er it to Buyer within 1 may terminate this con	If Buyer requ 0 days after atract and the	ires an updated resa receiving payment e earnest money will	ale certificate, Selle for the updated re	r, a esal
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The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms	Buyer	-		Seller Kath	y Benson		_
		The form of this addendum has been	approved by the Texas Real Est	tate Commission f	or use only with similarly ap	proved or promulgated for	ms c
TREC made as to the legal validity or adequacy of any provisión in any specific transactions. It is not inténded for complex transactions. Texas Real Esta 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.	<u></u>	👱 Commission, P.O. Box 12188, Austin, 1	1X /8/11-2188, (512) 936-3000	(www.trec.texas.g	jov) TREC No. 36-10. This fo	orm replaces TREC No. 36-9	J.



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;
- (I) 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

Website Address of the Association

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 _____ 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

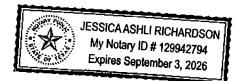
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This instrument was acknowledged before me on the day of October, 2022 by Tracy Downs, President of Operations with Houston Community Management, the managing agent for Meadow Bend Homeowners Association, Inc., a Texas nonprofit corporation, on behalf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