PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

05-04-2026

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

(NOT FOR USE WITH CONDOMINIUMS)

ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT

316 Old Course Dr **Friendswood** **TX 77546-5637**

(Street Address and City)

Sunmeadow Civic Improvement Association, Inc. / Beacon Property Management **713-466-1204**

(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 the Subdivision Information at Buyer's expense. Buyer is deemed to receive the Subdivision Information on the date of actual receipt or date specified in this paragraph, whichever is earlier. 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.

❑ 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. If this paragraph conflicts with any allocation of charges in the Subdivision Information, this paragraph will control.

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 **Michael Ray Feaster, Trustee**

_____ _____

Buyer Seller **Brenda Judith Feaster, Trustee**

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. 36-11. This form replaces TREC No. 36-10.

This form is authorized for use by Ruth Ann Manison, a subscriber of the Houston Realtors Information Service, Inc. MLS

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
SUNMEADOW COMMUNITY IMPROVEMENT ASSOCIATION, INC.

THE STATE OF TEXAS §
§
COUNTY OF GALVESTON §

The undersigned, being the Association Manager of **SUNMEADOW COMMUNITY IMPROVEMENT ASSOCIATION, INC.** (hereinafter the "Association"), a non-profit corporation 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. **Name of Subdivision(s):**
The name of the Subdivision(s) are as follows:

Sunmeadow, Section 1; Sunmeadow Addition, Section One (1); Sunmeadow Addition, Section Two (2); Sunmeadow Addition, Section Three (3).

2. **Name of Association:**
The name of the Association is **SUNMEADOW COMMUNITY IMPROVEMENT ASSOCIATION, INC.**

3. **Recording Data for the Subdivision(s):**
The recording data for the Subdivision is:

a. **Sunmeadow, Section One (1),** a subdivision in Galveston County, Texas, according to the map or plat thereof recorded at **Volume 1616, Page 173 and Clerk's File No. 74687** of the Map Records of Galveston County, Texas covering: Lots 1-2, Block 1; Lots 1-6, Block 2; Lots 1-62, Block 3; Blots 1-16, Block 4; Lots 1-43, Block 5; Lots 1-32, Block 6; Lots 1-34, Block 7; Lots 1-4, Block 8. [REPLAT of Section One (1)] [See Original Plat recorded at Clerk's File No. 59738, Vol. 1616, Pg. 157.].

b. **Sunmeadow, Section Two (2),** a subdivision in Galveston County, Texas, according to the map or plat thereof recorded at **Volume 10, Page 75** of the Map Records of Galveston County, Texas covering: Lots 44-49, Block 5, Lots 35-81, Block 7; Lots 1-5, Block 8; Lots 1-39, Block 9.

c. **Sunmeadow, Section Three (3),** a subdivision in Galveston County, Texas, according to the map or plat thereof recorded at **Volume 15, Pages 38-39** of the Map Records of Galveston County, Texas covering: Lots 82-109, Block 7; Lots 5-84, Block 8; Lost 40-79, Block 9; Lots 1-21, Block 10; Lots 1-60, Block 11.

d. Map Instrument Number 6809622, Book 8, Page 85, Official Public Records of Galveston County, Texas.

e. Map Instrument Number 9904471, Book 18, Page 850, Official Public Records of Galveston County, Texas
f. Map Instrument Number 6900643, Book 8, Page 88, Official Public Records of Galveston County, Texas
g. Map Instrument Number 7304818, Book 10, Page 75, Official Public Records of Galveston County, Texas
h. Map Instrument Number 7609332, Book 15, Page 38, Official Public Records of Galveston County, Texas
i. Map Instrument Number 7609333, Book 15, Page 39, Official Public Records ofGalveston County, Texas
j. Map Instrument Number 7522718, Book 15, Page 27, Official Public Records of Galveston County, Texas

4. **Recording Data for the Declaration(s):**
The recording data for the Declaration is as follows:

a. **Restrictions, Covenants, and Conditions, Sunmeadow Addition, Section 1,** recorded under Clerk's File No. File No. **4092** and Deed of Trust records at **Book 2082, Page 745,** Clerk's File No. **7001874** of the Official Public Records of Real Property of Galveston County, Texas.
b. **Restrictions, Covenants, and Conditions, Sunmeadow Addition, Section 2,** recorded under Clerk's File No. File No. **33843** and Deed of Trust records at **Book 2534, Page 741**, Clerk's File No. **7501563** of the Official Public Records of Real Property of Galveston County, Texas.
c. **Restrictions, Covenants, and Conditions, Sunmeadow Addition, Section 3,** recorded under Clerk's File No. File No. **105777**/7706830 and Deed of Trust records at **Book 2802, Page 135** of the Official Public Records of Real Property of Galveston County, Texas.
d. **Restrictions, Covenants, and Conditions, Sunmeadow, Section 1,** recorded at Clerk's File No. 75312 under Deed of Trust records at **Book 2010, Page 344,** Clerk's File No. 6901281 of the Official Public Records of Real Property of Galveston County, Texas. [Original Restrictions, Covenants, and Conditions, Sunmeadow, Section 1, filed in the Galveston County Deed of Trust Records on June 18, 1968, in Vol. 1962, Pg. 278, Clerk's File No. 6811023.]
e. **Restriction, Covenants, and Conditions for a Partial Replat of Sunmeadow, Section 2,** Instrument Number 7601216, Book 2640, Page 238, Official Public Recordsof Galveston County, Texas.
f. **Special Use Restriction**, Instrument Number 7315383, Book 2388, Page 357, Official Public Recordsof Galveston County, Texas.
g. Instrument Number 7511033, Book 2564, Page 350, Official Public Records. of Galveston County, Texas.

Physical location of homes within Sunmeadow Community Improvement Association, Inc. (Sunmeadow Subdivision, Galveston County, Texas):

a 500 through 528 Belmont Dr, Friendswood TX 77546
b 400 through 440 Broadmoor St, Friendswood TX 77546
c 301 through 389 Dawn Hill Dr., Friendswood TX 77546
d 500 through 5509 Desert Aue Dr, Friendswood TX 77546
e 102 through 122 Dorado Dr, Friendswood TX 77546
f 700 through 709 Doral Ct , Friendswood TX 77546
g 201 through 663 E Castle Harbour Dr, Friendswood TX 77546
h. 301 through 548 Gleneagles Dr, Friendswood TX 77546
i. 300 through 539 Old Course Dr, Friendswood TX 77546
J 101 through 202 Palm Aire Dr, Friendswood TX 77546
k 202 through 215 Pecan Valley Ct, Friendswood TX 77546
l. 501 through 521 Point Clear Dr, Friendswood TX 77546
m 100 through 148 St Andrews Dr, Friendswood TX 77546
n 101 through 353 St Cloud Dr., Friendswood TX 77546
o 600 through 620 Sun Ct , Friendswood TX 77546
p 203 through 658 W Castle Harbour Dr, Friendswood TX 77546

5. **Association Information:**

The contact information for the association is as follows:

SUNMEADOW COMMUNITY IMPROVEMENT ASSOCIATION, INC.
c/o Beacon Residential Management
12818 Willow Centre Dr. Ste. B
Houston, TX 77066
Office Telephone: (713) 466-1204

6. **Name and Mailing Address of Person Managing the Association or Its Designated Representative:**

Todd or Brent Miller, Community Association Managers
SUNMEADOW COMMUNITY IMPROVEMENT ASSOCIATION, INC.
c/o Beacon Residential Management
12818 Willow Centre Dr. Ste B
Houston, TX 77066
Office Telephone: (713) 466-1204
Email Address: resale@brmtexas.com or manager@brmtexas.com

7. **Fees Related to Property Transfer:**

Resale Certificate: **$150.00**
Transfer Fee: **$150.00**
Statement Processing Fee: **$65.00**
Rush Fee: **$65.00**

8. **Association Website:**
https://portal.brmtexas.com/home/v2/Login

9. **Other Optional Information:**
Management Company Website:
https://brmtexas.com/

Executed this the 7th day of September, 2021.

SUNMEADOW COMMUNITY IMPROVEMENT ASSOCIATION, INC.

BY: _____

Brent A. Miller Print Name
Association Manager

THE STATE OF TEXAS §
§
COUNTY OF GALVESTON §

THIS INSTRUMENT was acknowledged before me on this the 7th day of Sept, 2021, by Brent Miller, Association Manager of **SUNMEADOW COMMUNITY IMPROVEMENT ASSOCIATION, INC.**, a Texas non-profit corporation, on behalf of said corporation.

TODD WILLIAM MILLER
Notary Public, State of Texas
Comm. Expires 01-17-2022
Notary ID 4488156

_____
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

***Disclaimer**: Please note, this certificate only contains information as required under Tex. Prop. Code §209.004 and may not contain all of the recorded dedicatory instruments for the Association. Prospective purchasers are encouraged to independently examine the Declaration, By-Laws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.*

FILED AND RECORDED

Instrument Number: *2021066259*

Recording Fee: 38.00

Number Of Pages:5

Filing and Recording Date: 09/10/2021 9:38AM

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.

THE STATE OF TEXAS
COUNTY OF GALVESTON

Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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