

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
CAPE CONROE PROPERTY OWNERS ASSOCIATION, INC.**

The undersigned certifies that Investment Management Company is the duly appointed and acting management company for Cape Conroe Property Owners Association, Inc. (the "Association"). The Association is the property owners' association for Cape Conroe Section I and Cape Conroe Section II, subdivisions in Montgomery County, Texas (collectively the "Subdivision"). This Management Certificate is filed by the Association pursuant to Section 209.004 of the TEXAS PROPERTY CODE.

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| Name of Subdivisions: | <ul style="list-style-type: none"> • Cape Conroe Section I • Cape Conroe Section II |
| Name of Association: | <ul style="list-style-type: none"> • Cape Conroe Property Owners Association, Inc. |
| Recording Data for the Subdivision: | <ul style="list-style-type: none"> • <i>Cape Conroe Section I</i> – Clerk's File No. 286908 [Cabinet A, Sheet 56A, Map Records], Official Records, Montgomery County, Texas • <i>Replat of Block 3 Cape Conroe Section I</i> – Clerk's File No. 289246 [Cabinet A, Sheet 67B, Map Records], Official Records, Montgomery County, Texas • <i>Cape Conroe Section II</i> – Clerk's File No. 297239 [Cabinet A, Sheet 77B, Map Records], Official Records, Montgomery County, Texas • <i>Cape Conroe Section II Partial Replat No. 1</i> – Clerk's File No. 2018-072827 [Cabinet Z, Sheet 5227, Map Records], Official Records, Montgomery County, Texas |
| Recording Data for the Restrictions: | <ul style="list-style-type: none"> • <i>Amended, Extended and Merged Restrictive Covenants</i> - Clerk's File No. 2002-041158, Official Records, Montgomery County, Texas |
| Other Relevant Instruments: | <ul style="list-style-type: none"> • <i>Articles of Incorporation</i> – Clerk's File No. 2011-112800, Official Records, Montgomery County, Texas; and <i>Article of Amendment to Articles of Incorporation</i> – Clerk's File No. 2018-092200, Official Records, Montgomery County, Texas • <i>Bylaws (Amended October 2015)</i> – Clerk's File No. 2015-107167, Official Records, Montgomery County, Texas |

- **Architectural Control Guidelines and Regulations (Amended April 2016)** – Clerk’s File No. 2016-032428, Official Records, Montgomery County, Texas
- **Fine Schedule** – Clerk’s File No. 2014-102866, Official Records, Montgomery County, Texas
- **Payment Plan Policy** – Clerk’s File No. 2011-112803, Official Records, Montgomery County, Texas
- **Records Production Policy** – Clerk’s File No. 2011-112802, Official Records, Montgomery County, Texas
- **Records Retention Schedule** – Clerk’s File No. 2011-112801, Official Records, Montgomery County, Texas

Website:

- www.capeconroepoa.com

Transfer Fee:

- **\$150.00 to Cape Conroe Property Owners Association, Inc.**

Mailing Address of the Association:

Cape Conroe Property Owners Association, Inc.
c/o Investment Management Company
3500 West Davis, Suite 190
Conroe, Texas 77304

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

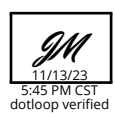
Tammy Perry
Investment Management Company
3500 West Davis, Suite 190
Conroe, Texas 77304
Tel: 936-756-0032
Email: tammyperry@imcmanagement.net

Signed this 12th day of August, 2021.

INVESTMENT MANAGEMENT COMPANY



STEVE DURHAM, President



STATE OF TEXAS

COUNTY OF MONTGOMERY

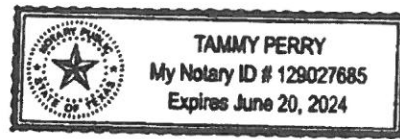
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This instrument was acknowledged before me on the 12th day of August, 2021, by STEVE DURHAM, President of Investment Management Company, the Managing Agent for CAPE CONROE PROPERTY OWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said corporation.



Notary Public - State of Texas

AFTER RECORDING RETURN TO:
BRYAN P. FOWLER
The Fowler Law Firm
505 West Davis
Conroe, Texas 77301



E-FILED FOR RECORD

08/16/2021 02:18PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY


I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

08/16/2021



County Clerk
Montgomery County, Texas

Seller Signature

	dotloop verified 11/13/23 5:45 PM CST ZIQM-RGMP-OCP8-TLMA
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