

**PROPERTY OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE  
COMMUNITY IMPROVEMENT ASSOCIATION OF SHADOW BAY, INC.**

The undersigned certifies that Investment Management Company is the duly appointed and acting management company for COMMUNITY IMPROVEMENT ASSOCIATION OF SHADOW BAY, INC. (the "Association"). The Association is the property owner's association for Shadow Bay Section One, a subdivision in Montgomery County, Texas. This Management Certificate is filed by the Association pursuant to Section 209.004 of the Texas Property Code.

- Name of Subdivision:**
- Shadow Bay Section One
- Name of Association:**
- Community Improvement Association of Shadow Bay, Inc.
- Recording Data for the Subdivision:**
- *Replat of Shadow Bay Section One (1981)* – Clerk's File No. 81-31454 [Cabinet C, Sheet 172A, Map Records], Official Records, Montgomery County, Texas
- Recording Data for the Restrictions:**
- *Restrictions* – Clerk's File No. 331855 (Volume 834, Page 166, *et seq.*), Deed Records, Montgomery County, Texas
  - *Amendment of Restrictions* – Clerk's File No. 79-39298 (Volume 1161, Page 681, *et seq.*), Deed Records, Montgomery County, Texas
  - *Corrected Amendment of Restrictions* – Clerk's File No. 79-46156 (Volume 1170, Page 566, *et seq.*), Deed Records, Montgomery County, Texas
  - *Partial Revision of Restrictions* – Clerk's File No. 81-11224, Official Records, Montgomery County, Texas
  - *Corrected Amendment of Restrictions* – Clerk's File No. 95-16125, Official Records, Montgomery County, Texas
- Other Relevant Instruments:**
- *Articles of Incorporation* – Clerk's File No. 2000-015103, Official Records, Montgomery County, Texas
  - *Bylaws (Amended May 2022)* – Clerk's File No. 2022-072599, Official Records, Montgomery County, Texas

- ***Architectural Control Guidelines and Regulations***  
– Clerk's File No. 2022-097391, Official Records, Montgomery County, Texas
- ***Collection Policy***– Clerk's File No. 2022-097127, Official Records, Montgomery County, Texas
- ***Rules, Regulations and Policy Statement*** – Clerk's File No. 2008-116090, Official Records, Montgomery County, Texas
- ***Various Instruments recorded July 25, 2012*** – Clerk's File No. 2012-069965, Official Records, Montgomery County, Texas:
  - ***Permit for All Outside Improvements;***
  - ***Owner's Acceptance of Requirements for Installation of a Mobile Home in Shadow Bay Subdivision;***
  - ***Owner's Acceptance of Requirements for Installation of Stick Built or Modular Home;***
  - ***Final Permit Required AFTER Move-IN for Mobile Homes;***
  - ***Acceptance of Requirements for Removal of a Mobile/Manufactured Home;***
  - ***Permit Required PRIOR to Move-In for Mobile Homes;***
  - ***New Stick Built or Modular Home Permit PRIOR to Construction; and***
  - ***New Stick Built or Modular Home AFTER Move-In Permit.***
- ***Payment Plan Policy*** – Clerk's File No. 2012-052521, Official Records, Montgomery County, Texas
- ***Records Retention Schedule*** – Clerk's File No. 2012-052522, Official Records, Montgomery County, Texas
- ***Records Production Policy***– Clerk's File No. 2012-052523, Official Records, Montgomery County, Texas

**Website:**

- [www.shadowbay.org](http://www.shadowbay.org)

**Transfer Fees:**

- **\$50.00/lot to Community Improvement Association of Shadow Bay, Inc.**  
and
- **\$175.00/lot to Investment Management Company**

**Mailing Address for the Association:**

Community Improvement Association of Shadow Bay, Inc.  
c/o Investment Management Company  
3500 W. Davis, Suite 1900  
Conroe, Texas 77304

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

Steve Durham  
Investment Management Company  
3500 West Davis, Suite 190  
Conroe, Texas 77304  
Tel: 936-756-0032  
Email: [info@imcmanagement.net](mailto:info@imcmanagement.net)

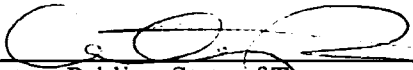
Signed this 8<sup>th</sup> day of August, 2022.

**INVESTMENT MANAGEMENT COMPANY**

  
\_\_\_\_\_  
STEVE DURHAM, President

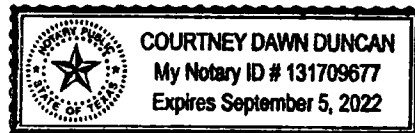
STATE OF TEXAS                   §  
   §  
COUNTY OF MONTGOMERY   §

This instrument was acknowledged before me on the 8<sup>th</sup> day of August, 2022, by STEVE DURHAM, President of Investment Management Company, the Managing Agent for COMMUNITY IMPROVEMENT ASSOCIATION OF SHADOW BAY, 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**

**08/08/2022 02:26PM**



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.

**08/08/2022**



County Clerk  
Montgomery County, Texas