

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
KEY HARBOUR PROPERTY OWNERS' ASSOCIATION**

The undersigned certifies that Investment Management Company is the duly appointed and acting management company for KEY HARBOUR PROPERTY OWNERS' ASSOCIATION (the "Association"). The Association is the property owners' association for Key Harbour, a subdivisions 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:**
- Key Harbour Subdivision
- Name of Association:**
- Key Harbour Property Owners' Association
- Recording Data for the Subdivision:**
- *Key Harbour Subdivision Final Plat* - Clerk's File No. 97-53574 [Cabinet J, Sheet 130, Map Records], Official Records, Montgomery County, Texas
- Recording Data for the Restrictions:**
- *Declaration of Covenants, Conditions, Restrictions & Easements* - Clerk's File No. No.98-13413, Official Records, Montgomery County, Texas
- Relevant Instruments:**
- *Articles of Incorporation & Articles of Amendment* – Document No. 2011-061686, Official Records, Montgomery County, Texas
 - *Bylaws* – Clerk's File No. 2015-101299, Official Records, Montgomery County, Texas
 - *Termination of Class B Membership* – Clerk's File No. 2000-019823, Official Records, Montgomery County, Texas
 - *Guidelines for Solar Energy Devices* – Clerk's File No. 2011-109918, Official Records, Montgomery County, Texas
 - *Guidelines for Roofing Material* – Clerk's File No. 2011-109917, Official Records, Montgomery County, Texas
 - *Guidelines for Rainwater Recovery Systems* – Clerk's File No. 2011-109916, Official Records, Montgomery County, Texas
 - *Guidelines for Display of Flags* – Clerk's File No. 2011-109915, Official Records, Montgomery County, Texas
 - *Guidelines for Display of Certain Religious Items* – Clerk's File No. 2011-109914, Official Records, Montgomery County, Texas
 - *Document Retention Policy* – Clerk's File No. 2011-111828, Official Records, Montgomery County, Texas

- **Payment Plan Policy** –Clerk's File No. 2011-111829, Official Records, Montgomery County, Texas
- **Records Production and Copying Policy** –Clerk's File No. 2011-111830, Official Records, Montgomery County, Texas
- **Enforcement and Fine Policy** –Clerk's File No. 2021-120248, Official Records, Montgomery County, Texas

Website:

- N/A (23owners)

Transfer Fees:

- **Capitalization Fee 1/4 dues & \$100.00/lot to Key Harbour Property Owners' Association and**
- **\$175.00/lot to Investment Management Company**

Mailing Address for the Association:

Key Harbour Property Owners' Association
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:

Courtney Duncan
Investment Management Company
3500 West Davis, Suite 190
Conroe, Texas 77304
Tel: 936-756-0032
Email: cduncan@imcmanagement.net

Signed this 31st day of August, 2021.

INVESTMENT MANAGEMENT COMPANY

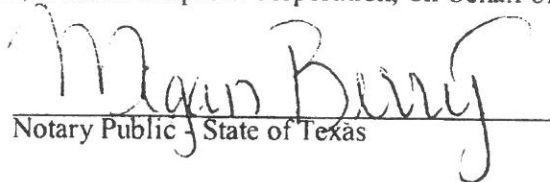


STEVE DURHAM, President

STATE OF TEXAS

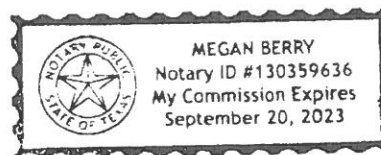
COUNTY OF MONTGOMERY

This instrument was acknowledged before me on the 31st day of August, 2021, by STEVE DURHAM, President of Investment Management Company, the Managing Agent for KEY HARBOUR PROPERTY OWNERS' ASSOCIATION, 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

09/02/2021 02:14PM



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.

09/02/2021



County Clerk
Montgomery County, Texas