

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
TEAS LAKES PROPERTY OWNERS ASSOCIATION, INC.**

The undersigned certifies that certifies that Investment Management Company is the duly appointed and acting management company for TEAS LAKES PROPERTY OWNERS ASSOCIATION, INC. (the "Association"). The Association is the property owners' association for Teas Lakes Section One, Teas Lakes Section Two, Teas Lakes Section Three and Teas Lakes Section Four, 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.

Name of Subdivisions:

- Teas Lakes Section One
- Teas Lakes Section Two
- Teas Lakes Section Three
- Teas Lakes Section Four

Name of Association:

- Teas Lakes Property Owners Association, Inc.

**Recording Data for the
Subdivision:**

- **Section One** – Clerk's File No. 2002-111283 [Cabinet T, Sheets 9-10, Map Records], Official Records, Montgomery County, Texas
- **Section Two** – Clerk's File No. 2003-122090 [Cabinet V, Sheets 30-31, Map Records], Official Records, Montgomery County, Texas
- **Section Three** – Clerk's File No. 2004-119234 [Cabinet W, Sheets 188-189, Map Records], Official Records, Montgomery County, Texas
- **Section Four** – Clerk's File No. 2005-084156 [Cabinet Y, Sheets 180-181, Map Records], Official Records, Montgomery County, Texas
- **Section 4 (Partial Amended Plat of Lots 25 and 26 in Block 1)** – Clerk's File No. 2008-035264 [Cabinet Z, Sheets 1184-1185, Map Records], Official Records, Montgomery County, Texas

**Recording Data for the
Restrictions:**

- **Section One** – Clerk's File No. 2005-136476, Official Records, Montgomery County, Texas
- **Section Two** – Clerk's File No. 2005-136477, Official Records, Montgomery County, Texas
- **Section Three** – Clerk's File No. 2005-136478, Official Records, Montgomery County, Texas
- **Section Four** – Clerk's File No. 2005-136479, Official Records, Montgomery County, Texas
- **Section One (Assessment lien subordination)** – Clerk's File No. 2013-044943, Official Records, Montgomery County, Texas

- ***Section Three (Assessment lien subordination)*** – Clerk's File No. 2013-044944, Official Records, Montgomery County, Texas

- ***Section 4 (Assessment lien subordination)*** – Clerk's File No. 2013-044945, Official Records, Montgomery County, Texas

Other Relevant Instruments:

- ***Articles of Incorporation*** – Clerk's File No. 2003-008436, Official Records, Montgomery County, Texas

- ***Amendment of Articles of Incorporation*** – Clerk's File No. 2015-101298, Official Records, Montgomery County, Texas

- ***Bylaws (Amended January 2015)*** – Clerk's File No. 2015-103069, Official Public Records of Montgomery County, Texas

- ***Architectural Control Guidelines and Regulations*** – Clerk's File No. 2020-001722, Official Records, Montgomery County, Texas

- ***Application for Improvement or Modification*** – Clerk's File No. 2020-001721, Official Records, Montgomery County, Texas

- ***Payment Plan*** – Clerk's File No. 2012-027991, Official Records, Montgomery County, Texas

- ***Records Retention Schedule*** – Clerk's File No. 2012-027992, Official Records, Montgomery County, Texas

- ***Records Production Policy*** – Clerk's File No. 2012-027993, Official Records, Montgomery County, Texas

- ***Declarant Turnover and Transition Agreement*** – Clerk's File No. 2014-011639, Official Records, Montgomery County, Texas

- ***Policy Re: Board Actions via Email*** – Clerk's File No. 2017-034548, Official Records, Montgomery County, Texas

Website:

- www.teaslakespoa.com

Transfer Fees:

- **\$100.00/lot** to Teas Lakes Property Owners Association, Inc. and
- **\$175.00** to Investment Management Company

Mailing Address for the Association:

Teas Lakes 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:

Shelly Wich
Investment Management Company
3500 West Davis, Suite 190
Conroe, Texas 77304
Tel: 936-756-0032
Email: shellywich@imcmanagement.net

Signed this 18TH day of August, 2021.

INVESTMENT MANAGEMENT COMPANY



STEVE DURHAM, President

STATE OF TEXAS

COUNTY OF MONTGOMERY

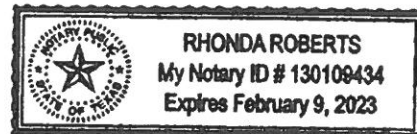
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This instrument was acknowledged before me on the 18TH day of August, 2021, by STEVE DURHAM, President of Investment Management Company, the Managing Agent for TEAS LAKES PROPERTY OWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of 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

08/30/2021 09:37AM

Mark Turnbull

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.

08/30/2021



Mark Turnbull

County Clerk
Montgomery County, Texas