

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
LAKE BREEZE COMMUNITY ASSOCIATION, INC.**

The undersigned certifies that Investment Management Company is the duly appointed and acting management company for LAKE BREEZE COMMUNITY ASSOCIATION, INC. (the "Association"). The Association is the property owners' association for Lake Breeze Section One, Lake Breeze Section Two, Lake Breeze Section Three and Lake Breeze Section Three Replat No. 1, 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:

- Lake Breeze Section One
- Lake Breeze Section Two
- Lake Breeze Section Three
- Lake Breeze Section Three, Replat No. 1

Name of Association:

- Lake Breeze Community Association, Inc.

**Recording Data for the
Subdivision:**

- ***Section One*** – Clerk's File No. 2006-050159 [Cabinet Z, Sheets 311-312, Map Records], Official Records, Montgomery County, Texas
- ***Section Two*** – Clerk's File No. 2008-002469 [Cabinet Z, Sheets 1065-1066, Map Records], Official Records, Montgomery County, Texas
- ***Section Three*** – Clerk's File No. 2019-106480 [Cabinet Z, Sheets 6096-6098, Map Records], Official Records, Montgomery County, Texas
- ***Section Three Replat No. 1*** – Clerk's File No. 2020-027471 [Cabinet Z, Sheets 6369-6371, Map Records], Official Records, Montgomery County, Texas

**Recording Data for the
Restrictions:**

- ***Declaration of Covenants, Conditions and Restrictions*** – Clerk's File No. 2006-060360, Official Records, Montgomery County, Texas
- ***Supplemental Declaration of Covenants, Conditions and Restrictions*** – Clerk's File No. 2008-018442, Official Records, Montgomery County, Texas
- ***Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lake Breeze Section Three*** – Clerk's File No. 2020-022847, Official Records, Montgomery County, Texas

Other Relevant Instruments:

- ***Certificate of Formation*** – Clerk’s File No. 2016-030764, Official Records, Montgomery County, Texas
- ***Bylaws*** – Clerk’s File No. 2020-020876, Official Records, Montgomery County, Texas
- ***Architectural Control Guidelines and Regulations***– Clerk’s File No. 2020-020875, Official Records, Montgomery County, Texas
- ***Contractor Application for Construction*** – Clerk’s File No. 2020-017728, Official Records, Montgomery County, Texas
- ***Application for New Construction Design Review*** – Clerk’s File No. 2020-017729, Official Records, Montgomery County, Texas, Official Records, Montgomery County, Texas
- ***Application for Home and Property Modification/Improvements*** – Clerk’s File No. 2023-012737, Official Records, Montgomery County, Texas
- ***Request for Final Inspection/Deposit Refund*** – Clerk’s File No. 2020-017731, Official Records, Montgomery County, Texas
- ***Collection Policy***– Clerk’s File No. 2020-020874, Official Records, Montgomery County, Texas
- ***Payment Plan Policy*** – Clerk’s File No. 2020-020873, Official Records, Montgomery County, Texas
- ***Records Production Policy***– Clerk’s File No. 2020-020872, Official Records, Montgomery County, Texas
- ***Records Retention Schedule*** – Clerk’s File No. 2020-020871, Official Records, Montgomery County, Texas
- ***Fine Schedule*** – Clerk’s File No. 2023-003227, Official Records, Montgomery County, Texas
- ***Parking and Towing Policy*** – Clerk’s File No. 2023-003232, Official Records, Montgomery County, Texas

Website:

- www.imcmanagement.net

Transfer Fees:

- \$100.00/lot to Lake Breeze Community Association, Inc. and
- \$225.00/lot to Investment Management Company

Mailing Address of the Association:

Lake Breeze Community Association, Inc.
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:

Megham Barnes
Investment Management Company
3500 West Davis, Suite 190
Conroe, Texas 77304
Tel: 936-756-0032
Email: mbarnes@imcmanagement.net

Signed this the 16TH day of February, 2023

INVESTMENT MANAGEMENT COMPANY

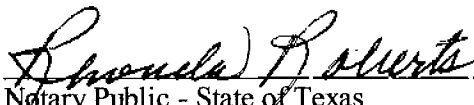

STEVE DURHAM, President

STATE OF TEXAS

COUNTY OF MONTGOMERY

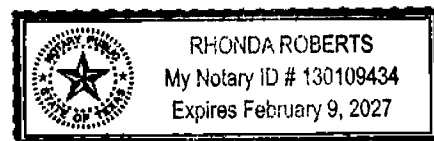
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This instrument was acknowledged before me on this the 16TH day of February, 2023, by STEVE DURHAM, President of Investment Management Company, the management company for LAKE BREEZE COMMUNITY ASSOCIATION, INC., a Texas nonprofit corporation, on behalf 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

02/17/2023 08:42AM



L. Brandon Steinmann

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.

02/17/2023



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas