



DOC #2021141942

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
CONROE BAY CIVIC ASSOCIATION
(In Compliance with Section 209.004 of Title 11 of the Texas Property Code)

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

CONROE BAY CIVIC ASSOCIATION (the "Association") is a Texas Non-Profit Corporation and a property owners' association. The Association's information required by *Section 209.004 of Title 11 of the Texas Property Code*, and certain other information the Association considers appropriate, is set forth herein. The undersigned, being the Association's Managing Agent, submits this amended/updated Management Certificate on behalf of the Association. This instrument supersedes any prior Management Certificate(s) filed by the Association. The Association certifies as to the following:

1. The name of the Subdivision is CONROE BAY.
2. The name of the Association is CONROE BAY CIVIC ASSOCIATION.
3. The recording data (i.e., Map or Plat reference) for each Section of the Subdivision is as follows:

Map(s) or Plat(s) Records of Montgomery County, Texas:

- (i) Conroe Bay Subdivision, a subdivision situated in Montgomery County, Texas, according to the map or plat thereof recorded in Volume 11, Page 60 of the Map Records of Montgomery County, Texas.
4. The recording data for the Declaration (which may be referred to as the "Declaration," the "Restrictions," the "Deed Restrictions," the "Covenants, Conditions and Restrictions," the "Restrictions and Covenants" or the "CC&Rs") for each Section of the Subdivision, including Amendments, Modifications and/or Supplements as applicable, is as follows:

Declarations (Deed Records of Montgomery County, Texas):

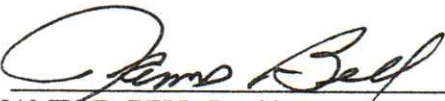
- (i) Covenants, Conditions and Restrictions for CONROE BAY Subdivision recorded under County Clerk's File No. 331854.
 - (ii) A first "Amendment to Conroe Bay Restrictions" recorded under County Clerk's File No. 7826258.
 - (iii) A second "Amendment to Conroe Bay Restrictions" recorded under County Clerk's File No. 7922484.
 - (iv) A third "Amendment to Conroe Bay Restrictions" recorded under County Clerk's File No. 8004914.
 - (v) The "Conroe Bay Restrictions August 18, 1994" (the fourth Amended Restrictions) recorded under County Clerk's File No. 9455519.
 - (vi) A "Fifth Amendment to Restrictions for Conroe Bay Subdivision" recorded under County Clerk's File No. 9620426.

5. The name and mailing address of the Association is: CONROE BAY CIVIC ASSOCIATION, 12948 Point Drive, Willis, Texas 77318.
6. The name, mailing address, telephone number, and e-mail address of the Association's designated representative is: Mr. James D. Bell, the Association's President, 12948 Point Drive, Willis, Texas 77318, Telephone No. 936.856.3835, and e-mail address: jimbell1800@yahoo.com. Regarding maintenance charge and assessments invoicing, collection of assessments, Notices of Lien, pay-off memos, resale certificates and the like, the Association's Treasurer is Ms. Carla Cole, 12948 Point Drive, Willis, Texas 77318, Telephone No. 713.817.4237 and e-mail address: carlacole.cbca@gmail.com.
7. The Association's website is www.conroebaycivicassociation.com, and true and correct copies of the Association's dedicatory instruments are accessible to Association Members on this website, by clicking "More," and then clicking on "Helpful Information."
8. The Amount and Description of Fees Charged by the Association relating to a Property Transfer in the Subdivision: A complete list of the fees and charges the Association may assess to be collected prior to or at the closing of a sale or refinance of a property in the Subdivision(s) is as follows: a) regarding a sale, an administrative Transfer Fee in the amount of \$100.00 is charged, payable to Conroe Bay Civic Association; b) regarding a refinance, an administrative refinance fee in the amount of \$50.00 is charged, payable to Conroe Bay Civic Association; and c) if a Resale Certificate is requested, the fee for a Resale Certificate is \$100.00, payable to Conroe Bay Civic Association, and the fee for an updated Resale Certificate is \$75.00, payable to Conroe Bay Civic Association. The Association may require payment before beginning the process of providing a Resale Certificate but may not process such payment until the Certificate is available for delivery. A written request which does not specify the name and location to which the information is to be sent is not effective.
9. Other information the Association considers appropriate is as follows: (i) Meetings of the Association's Board of Directors, as well as meetings of the Association's membership, are generally held at the Association's Community Center located at 12948 Point Drive, Willis, Texas 77318; and (ii) a true and correct copy of this recorded and file-stamped amended/updated Management Certificate will also be electronically filed with the Texas Real Estate Commission ("TREC") so that the TREC may make the data accessible to the general public through its Internet website.

SIGNED on this the 12 day of Oct, 2021.

(Signature and Acknowledgment are Contained on Page 3 Hereof)

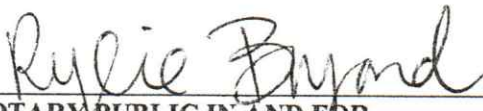
CONROE BAY CIVIC ASSOCIATION
(a Texas Non-Profit Corporation)

By: 
JAMES D. BELL, President

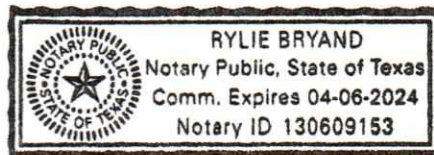
ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned notary public, on this the 11th day of October, 2021, personally appeared JAMES D. BELL, President of CONROE BAY CIVIC ASSOCIATION (the "Association," a Texas Non-Profit Corporation and a Texas property owners' association), a person known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed, on behalf of said Association.


NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After recording, return to:
Conroe Bay Civic Association
12948 Point Drive
Willis, Texas 77318 ✓



FILED FOR RECORD
10/12/2021 03:07PM

Mark Turnbull

COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

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

10/12/2021



Mark Turnbull

County Clerk
Montgomery County, Texas