

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
PARADISE COVE COMMUNITY IMPROVEMENT ASSOCIATION**

The undersigned certifies that he is the President of PARADISE COVE COMMUNITY IMPROVEMENT ASSOCIATION (the "Association"). The Association is the property owners' association for Paradise Cove Section One, Paradise Cove Section Two and Paradise Cove Section Three, 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 Subdivision: Paradise Cove Section One
Paradise Cove Section Two
Paradise Cove Section Three

Name of Association: Paradise Cove Community Improvement Association

Recording Data for the Subdivision:

Paradise Cove Section One - Clerk's File No. 97-18444 (Cabinet I, Sheets 191-192, Map Records), Official Records, Montgomery County, Texas

Partial Replat of Paradise Cove Section One - Clerk's File No. 98-34840 (Cabinet K, Sheets 127-128, Map Records), Official Records, Montgomery County, Texas

Amending Plat for Partial Replat of Paradise Cove Section One - Clerk's File No. 99-036759 (Cabinet M, Sheets 24-25, Map Records), Official Records, Montgomery County, Texas

Paradise Cove Section Two - Clerk's File No. 99-036760 (Cabinet M, Sheet 26, Map Records), Official Records, Montgomery County, Texas

Paradise Cove Section Three - Clerk's File No. 2000-051430 (Cabinet O, Sheet 62, Map Records), Official Records, Montgomery County, Texas

Recording Data for the Restrictions:

Declaration of Covenants, Conditions and Restrictions - Clerk's File No. 98-66925, Official Records, Montgomery County, Texas

First Amended Declaration of Covenants, Conditions and Restrictions - Clerk's File No. 99-019191, Official Records, Montgomery County, Texas

Declaration of Covenants, Conditions and Restrictions - Section Two - Clerk's File No. 2000-047598, Official Records, Montgomery County, Texas

Declaration of Covenants, Conditions and Restrictions - Section Three - Clerk's File No. 2000-074169, Official Records, Montgomery County, Texas

Recording Data for the Relevant Instruments:

Bylaws (May 2018) - Clerk's File No. 2018-051542, Official Records, Montgomery County, Texas

Architectural Control Guidelines and Regulations - Clerk's File No. 2018-051543, Official Records, Montgomery County, Texas

Payment Plan Policy - Clerk's File No. 2018-051544, Official Records, Montgomery County, Texas

Records Production Policy - Clerk's File No. 2018-051545, Official Records, Montgomery County, Texas

Records Retention Schedule - Clerk's File No. 2018-051546, Official Records, Montgomery County, Texas

Website: <http://paradisecovecia.org/>

Transfer/Refinance Fee: \$150.00/lot to Paradise Cove Community Improvement Association

Resale Certificate Fee: N/A

Mailing Address for the Association:

Paradise Cove Community Improvement Association
P.O. Box 219
Conroe, Texas 77305-0219

Name and Mailing Address of Person Managing the Association or Designated Representative:

Paradise Cove Community Improvement Association
P.O. Box 219
Conroe, Texas 77305-0219
Attn: Joanne Cox
Tel: 936-856-1541 - Ext. 10
Email: joanne@uslandcornpanies.com

Executed this the 25 day of June, 2025.

Paradise Cove Community Improvement Association

By: 

President

THE STATE OF TEXAS

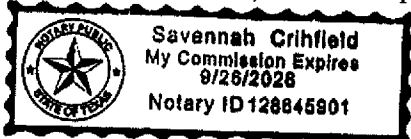
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COUNTY OF MONTGOMERY

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This instrument was acknowledged before me on June 25, 2025,
by Larry Carlson, as President of Paradise Cove Community
Improvement Association, a Texas nonprofit corporation, on behalf of said corporation.




Notary Public, State of Texas

Disclaimer: Please note, this certificate only contains information as required under Tex. Prop. Code §209.004, and may not contain all of the recorded dedicatory instruments for the Association.

E-FILED FOR RECORD

06/25/2025 04:10PM



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.

06/25/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas