

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**

**CCF, SECTION 12, PROPERTY OWNERS' ASSOCIATION, INC.**

The undersigned certifies that Investment Management Company is the duly appointed and acting management company for CCF, SECTION 12, PROPERTY OWNERS' ASSOCIATION, INC. (the "Association"). The Association is the property owners' association for Clear Creek Forest Section 12, a subdivision in Montgomery County, Texas (the "Subdivision"). This Management Certificate is filed by the Association pursuant to Section 209.004 of the TEXAS PROPERTY CODE.

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| <b>Name of Subdivisions:</b>                | <ul style="list-style-type: none"><li>• CLEAR CREEK FOREST SECTION 12</li></ul>   |
| <b>Name of Association:</b>                 | <ul style="list-style-type: none"><li>• CCF, SECTION 12, PROPERTY OWNERS' ASSOCIATION, INC.</li></ul>   |
| <b>Recording Data for the Subdivision:</b>  | <ul style="list-style-type: none"><li>• <i>Clear Creek Forest Section 12</i> – Clerk's File No. 81-15399 [Cabinet C, Sheets 144-A, Map Records], Official Records, Montgomery County, Texas</li></ul>   |
| <b>Recording Data for the Restrictions:</b> | <ul style="list-style-type: none"><li>• <i>Restrictions</i> – Clerk's File No. 81-19103, Official Records, Montgomery County, Texas</li></ul>   |
| <b>Other Relevant Instruments:</b>          | <ul style="list-style-type: none"><li>• <i>Articles of Incorporation</i> – Clerk's File No. 2011-114726, Official Records, Montgomery County, Texas</li><li>• <i>Bylaws and Amendments to Bylaws</i> – Clerk's File No. 2011-114726 and 2002-062011, Official Records, Montgomery County, Texas</li><li>• <i>Builder Package-ACC Applications</i> – Clerk's File No. 2022-136143, Official Records, Montgomery County, Texas</li><li>• <i>CCF Animal Complaint Policy</i> – Clerk's File No. 2011-114726, Official Records, Montgomery County, Texas</li><li>• <i>Deed Restriction Procedure</i> – Clerk's File No. 2011-114726, Official Records, Montgomery County, Texas</li><li>• <i>Recreation Facilities Rules and Policies: Pavilion Rules, Pool Rules</i> – Clerk's File No. 2011-114726, Official Records, Montgomery County, Texas</li><li>• <i>Assignment of Rights (Collect Maintenance Charge)</i> – Clerk's File No. 92-26913, Official Records, Montgomery County, Texas</li></ul> |

- ***Assignment of Rights (Review and Approve Improvements)*** – Clerk's File No. 96-03364, Official Records, Montgomery County, Texas
- ***Affidavit (Clear Creek Forest Section 12 ACC Guidelines) and Amendments***– Clerk's File No. 2001-062738, 2002-067358, 2005-023199 and 2005-046921, Official Records, Montgomery County, Texas
- ***Resolution (Home Business Activity)***– Clerk's File No. 2011-006371, Official Records, Montgomery County, Texas
- ***Collection Policy and Payment Plan Guidelines*** – Clerk's File No. 2011-111754, Official Records, Montgomery County, Texas
- ***Document Retention, Access, Production and Copying Policy*** – Clerk's File No. 2011-111756, Official Records, Montgomery County, Texas
- ***Flag Display Policy***– Clerk's File No. 2012-000728, Official Records, Montgomery County, Texas
- ***Park/Pool Usage*** – Clerk's File No. 2022-136142, Official Records, Montgomery County, Texas
- ***Park Rules*** – Clerk's File No. 2013-021284, Official Records, Montgomery County, Texas
- ***Pavilion Use Application*** – Clerk's File No. 2022-136144, Official Records, Montgomery County, Texas
- ***Rain Barrel Policy*** – Clerk's File No. 2012-000734, Official Records, Montgomery County, Texas
- ***Display of Religious Items Policy***– Clerk's File No. 2012-000727, Official Records, Montgomery County, Texas
- ***Solar Energy Devices and Roofing Materials Policy*** – Clerk's File No. 2012-000726, Official Records, Montgomery County, Texas

**Website:**

- [www.clearcreekforest12.com](http://www.clearcreekforest12.com)

**Transfer/Refinance Fees:**

- **\$175.00 to Investment Management Company**

**Resale Certificate Fees:**

- **\$175.00 to Investment Management Company**

**Mailing Address of the Association:**

CCF, Section 12, 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:**

Amanda Mason  
Investment Management Company  
3500 West Davis, Suite 190  
Conroe, Texas 77304  
Tel: 936-756-0032  
Email: amason@imcmanagement.net

Signed this 16<sup>TH</sup> day of November, 2022.

**INVESTMENT MANAGEMENT COMPANY**



STEVE DURHAM, President

STATE OF TEXAS

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COUNTY OF MONTGOMERY

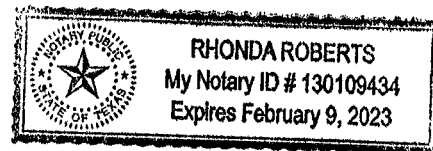
This instrument was acknowledged before me on the 16<sup>TH</sup> day of November, 2022, by STEVE DURHAM, President of Investment Management Company, the Managing Agent for CCF, SECTION 12, PROPERTY OWNERS' ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said corporation.



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**

**11/21/2022 09:22AM**



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.

**11/21/2022**



County Clerk  
Montgomery County, Texas