



DOC #2021120629

**CONDOMINIUM ASSOCIATION  
MANAGEMENT CERTIFICATE  
LAKE POINTE OWNERS' ASSOCIATION**

The undersigned certifies that Investment Management Company is the managing agent for LAKE POINTE OWNERS' ASSOCIATION (the "Association"). The Association is the unit owners' association for Lake Pointe Condominiums. This Management Certificate is filed by the Association pursuant to Section 209.004 of the TEXAS PROPERTY CODE.

- Name of Condominium:**
- Lake Pointe Condominiums
- Name of Association:**
- Lake Pointe Owners' Association
- Recording Data for the Condominium:**
- *Lake Pointe Condominiums* - Clerk's File No. 85-31975 [Cabinet I, Sheets 130B-132A, Map Records], Official Records, Montgomery County, Texas; and *Lake Pointe Condominiums-Phase II* - Clerk's File No. 85-39824 [Cabinet I, Sheets 133A-134A, Map Records], Official Records, Montgomery County, Texas
- Recording Data for the Declaration:**
- *Declaration and Master Deed* - Clerk's File No. 85-31975, Official Records, Montgomery County, Texas
  - *Annexation, Phase II* - Clerk's File No. 85-39824, Official Records, Montgomery County, Texas
  - *First Amendment to Declaration and Master Deed* - Clerk's File No. 87-47467, Official Records, Montgomery County, Texas
  - *Second Amendment to Declaration and Master Deed* - Clerk's File No. 87-47468, Official Records, Montgomery County, Texas
  - *Amendment to Exhibit A to Declaration and Master Deed* - Clerk's File No. 96-12853, Official Records, Montgomery County, Texas
- Other Relevant Instruments**
- *Articles of Incorporation* - Clerk's File No. 2013-004106, Official Records, Montgomery County, Texas
  - *Amended and Restated Condominium By-laws (Revised April 2012)* - Clerk's File No. 2012-086298, Official Records, Montgomery County, Texas
  - *Fine Assessment Policy* - Clerk's File No. 2006-133938, Official Records, Montgomery County, Texas
  - *License and/or Assignment of Boat Slips* - Clerk's File No. 2009-007929, Official Records, Montgomery County, Texas

- **Parking Policy** – Clerk's File No. 2016-063034, Official Records, Montgomery County, Texas
- **Easement** – Clerk's File No. 85-31977, Official Records, Montgomery County, Texas
- **Easement** – Clerk's File No. 96-01839, Official Records, Montgomery County, Texas

**Website:**

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

**Transfer Fees:**

- **\$200.00/unit to Lake Pointe Owners' Association and**
- **\$175.00/lot to Investment Management Company**

**Mailing Address of the Association:**

Lake Pointe Owners' Association  
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:**

- Courtney Duncan  
Investment Management Company  
3500 West Davis, Suite 190  
Conroe, Texas 77304  
Tel: 936-756-0032  
Email: [cduncan@imcmanagement.net](mailto:cduncan@imcmanagement.net)

Signed this 23<sup>rd</sup> day of August, 2021.

**INVESTMENT MANAGEMENT COMPANY**

  
\_\_\_\_\_  
**STEVE DURHAM, President**

STATE OF TEXAS

§  
§  
§

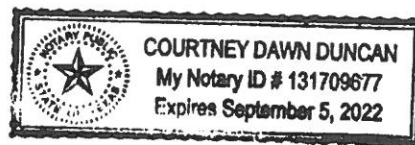
COUNTY OF MONTGOMERY

This instrument was acknowledged before me on the 23<sup>rd</sup> day of August, 2021, by STEVE DURHAM, President of Investment Management Company, the Managing Agent for LAKE POINTE OWNERS' ASSOCIATION, 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**



FILED FOR RECORD

08/31/2021 02:18PM



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.

08/31/2021



County Clerk  
Montgomery County, Texas