

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
SHADY OAK ESTATES OWNER'S ASSOCIATION**

The undersigned certifies that he is the President of the SHADY OAK ESTATES OWNER'S ASSOCIATION (the "Association"). The Association is the property owners' association for Shady Oak Estates, a subdivision in Montgomery County, Texas. This Management Certificate is filed by the Association pursuant to Section 209.004 of the Texas Property Code.

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| Name of Subdivisions: | <ul style="list-style-type: none">• Shady Oak Estates |
| Name of Association: | <ul style="list-style-type: none">• Shady Oak Estates Owner's Association |
| Recording Data for the Subdivisions: | <ul style="list-style-type: none">• <i>Section One</i>- Clerk's File No. 98-48922, Official Records (Cabinet K, Sheets 162-166, Map Records), Montgomery County, Texas• <i>Section Two</i>- Clerk's File No. 99-048935, Official Records (Cabinet M, Sheets 62-66, Map Records), Montgomery County, Texas• <i>Section Three</i>- Clerk's File No. 2002-035313, Official Records (Cabinet R, Sheets 191-196, Map Records), Montgomery County, Texas |
| Recording Data for the Restrictions: | <ul style="list-style-type: none">• <i>Restrictions for Shady Oak Estates</i>- Clerk's File No. 98-62323, Official Records, Montgomery County, Texas• <i>Restrictions for Shady Oak Estates</i>- Clerk's File No. 99-095895, Official Records, Montgomery County, Texas• <i>Restrictions for Shady Oak Estates-Amended 5-20-02</i>- Clerk's File No. 2002-051818, Official Records, Montgomery County, Texas• <i>Restrictions for Shady Oak Estates-Amended 1-1-05</i>- Clerk's File No. 2005-022584, Official Records, Montgomery County, Texas• <i>Restrictions for Shady Oak Estates-Amended 1-1-05</i>- Clerk's File No. 2006-107533, Official Records, Montgomery County, Texas• <i>Amended Deed Restrictions Addendum-Amended June 1, 2009</i>- Clerk's File No. 2009-055825, Official Records, Montgomery County, Texas• <i>Restrictions for Shady Oak Estates-Addendum and Resolution 6-1-2016</i>- Clerk's File No. 2016-048654, Official Records, Montgomery County, Texas |

Other Relevant Instruments:

- **Certificate of Formation**– Clerk's File No. 2016-080903, Official Records, Montgomery County, Texas
- **Bylaws**– Clerk's File No. 2016-080904, Official Records, Montgomery County, Texas
- **Collections Policy, Payment Plan Policy and Fine Schedule** – Clerk's File No. 2020-046293, Official Records, Montgomery County, Texas

Website:

- www.shadyoakestates.com

Transfer Fee:

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

Mailing Address of the Association:

Shady Oak Estates Owner's 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:

Kerrie Stone
Investment Management Company
3500 West Davis, Suite 190
Conroe, Texas 77304
Tel: 281-419-1653
Email: kstone@imcmanagement.net

Signed this 17th day of August, 2021.

INVESTMENT MANAGEMENT COMPANY



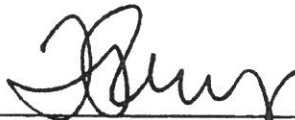
STEVE DURHAM, President

STATE OF TEXAS

COUNTY OF MONTGOMERY

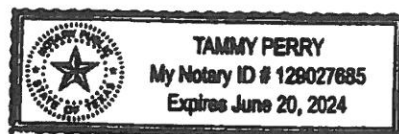
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This instrument was acknowledged before me on the 17th day of August, 2021, by STEVE DURHAM, President of Investment Management Company, the Managing Agent for SHADY OAK ESTATES OWNER'S ASSOCIATION, a Texas nonprofit corporation, on behalf of said corporation.



Notary Public - State of Texas

AFTER RECORDING RETURN TO:
BRYAN P. FOWLER
The Fowler Law Firm
505 West Davis
Conroe, Texas 77301



E-FILED FOR RECORD

08/18/2021 12:34PM



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.

08/18/2021



County Clerk
Montgomery County, Texas