

PROPERTY OWNERS ASSOCIATION 1st AMENDED MANAGEMENT CERTIFICATE FOR
LAKE CONROE VILLAGE PROPERTY OWNERS' ASSOCIATION

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Montgomery §

1. Name of Subdivision: Lake Conroe Village
2. Subdivision Location: Montgomery County
3. Name of Homeowners Association: Lake Conroe Village Property Owners' Association
4. Recording Data for Association: Plat Map for Lake Conroe Village is recorded under File No. 8801338; Cabinet F, Sheet 0068.
5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions of Lake Conroe Village, Blocks One Through Twenty-Eight Inclusive is filed under Film Code. 589-01-1455.

Corrected Declaration of Covenants, Conditions and Restrictions of Lake Conroe Village, Blocks One Through Twenty-Eight Inclusive is filed under Film Code. 613-01-0074.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

First Amended and Restated ByLaws of Lake Conroe Village is filed under Film Code. 708-10-2897.

Restated and Amended Rules, Regulations and Policy Statement is filed under Film Code. 182-11-0568.

Restated and Amended Rules, Regulations and Policy Statement is filed under Document No. 2019094562.

Parking and Towing Policy is filed under Document No. 2019117776.

Architectural Guidelines and Policy Statement Regarding Siding, Skirting and Trash is filed under Document No. 2021082210.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 25th day of October, 2021.

Lake Conroe Village Property Owners' Association

By: Shelby Welch
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

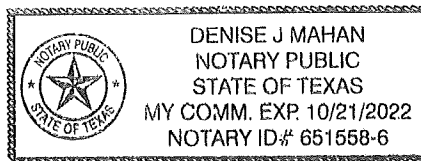
This instrument was acknowledged and signed before me on 25th

October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Lake Conroe Village Property Owners' Association, on behalf of
said association.

Denise J Mahan
Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232



E-FILED FOR RECORD

10/27/2021 04:17PM



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.

10/27/2021



County Clerk
Montgomery County, Texas