

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
HOMEOWNERS ASSOCIATION OF LEISURE COVE ON MARINA DRIVE, INC.**

The undersigned certifies that Investment Management Company is the duly appointed and acting management company for HOMEOWNERS ASSOCIATION OF LEISURE COVE ON MARINA DRIVE, INC. (the "Association"). The Association is the property owners' association for Leisure Cove, 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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|---|---|
| <b>Name of Subdivision:</b>                 | <ul style="list-style-type: none"><li>• LEISURE COVE</li></ul>  |
| <b>Name of Association:</b>                 | <ul style="list-style-type: none"><li>• HOMEOWNERS ASSOCIATION OF LEISURE COVE ON MARINA DRIVE, INC.</li></ul>  |
| <b>Recording Data for the Subdivision:</b>  | <ul style="list-style-type: none"><li>• <i>Leisure Cove</i> - Clerk's File No. 2006-069317 [Cabinet Z, Sheet 395-396, Map Records], Official Records, Montgomery County, Texas; and <i>Amending Plat No. 1</i> - Clerk's File No. 2007-090603 [Cabinet Z, Sheet 881-882, Map Records], Official Records, Montgomery County, Texas</li></ul>   |
| <b>Recording Data for the Restrictions:</b> | <ul style="list-style-type: none"><li>• <i>Declaration of Covenants, Conditions and Restrictions</i> - Clerk's File No. 2006-115389, Official Records, Montgomery County, Texas</li><li>• <i>Amendment to Declaration of Covenants, Conditions and Restrictions</i> - Clerk's File No. 2014-082556, Official Records, Montgomery County, Texas</li><li>• <i>Amendment to Declaration of Covenants, Conditions and Restrictions</i> - Clerk's File No. 2014-082556, Official Records, Montgomery County, Texas</li></ul>                           |
| <b>Other Relevant Instruments:</b>          | <ul style="list-style-type: none"><li>• <i>Certificate of Formation</i> - Clerk's File No. 2010-044893, Official Records, Montgomery County, Texas</li><li>• <i>Bylaws (Amended March 2012)</i> - Clerk's File No. 2012-017821, Official Records, Montgomery County, Texas</li><li>• <i>Architectural Control Guidelines and Regulations</i> - Clerk's File No. 2012-017825, Official Records, Montgomery County, Texas</li><li>• <i>Payment Plan Policy</i> - Clerk's File No. 2012-017822, Official Records, Montgomery County, Texas</li></ul> |

- **Records Retention Schedule** – Clerk’s File No. 2012-017824, Official Records, Montgomery County, Texas
- **Records Production Policy** – Clerk’s File No. 2012-017823, Official Records, Montgomery County, Texas
- **Boat Slip Policy** – Clerk’s File No. 2024-049436, Official Records, Montgomery County, Texas
- **Fine Schedule** – Clerk’s File No. 2024-049435, Official Records, Montgomery County, Texas
- **N/A (12 owners)**
- **\$792.00/lot (2 mo) to Homeowners Association of Leisure Cove on Marina Drive, Inc. and**
- **\$150.00/lot to Your Property Management**

**Website:**

**Transfer Fees:**

**Resale Certificate Fee:**

**Mailing Address for the Association:**

**Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or Designated Representative:**

**\$150.00/lot to Your Property Management**

Homeowners Association of Leisure Cove on Marina Drive, Inc.  
PO Box 1162  
Willis, Texas 77378

Homeowners Association of Leisure Cove on Marina Drive, Inc.  
Courtney D. Duncan  
Your Property Management  
PO Box 1162  
Willis, Texas 77378  
Tel: 346-447-0626  
Email: [courtneyduncan@yourpropertymc.com](mailto:courtneyduncan@yourpropertymc.com)

Signed this 15<sup>th</sup> day of February, 2025.

**YOUR PROPERTY MANAGMENT**

  
COURTNEY D. DUNCAN, President

STATE OF TEXAS

COUNTY OF MONTGOMERY

This instrument was acknowledged before me on the 14<sup>th</sup> day of February, 2025, by COURTNEY D. DUNCAN, President of Your Property Management, the Managing Agent for HOMEOWNERS ASSOCIATION OF LEISURE COVE ON MARINA DRIVE, INC., a Texas nonprofit corporation, on behalf of said corporation.



Lisa Marie Mathis  
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**

02/18/2025 08:41AM



*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.

**02/18/2025**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas