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.

Name of Subdivision: • LEISURE COVE

Name of Association:

• HOMEOWNERS ASSOCIATION OF LEISURE COVE ON MARINA DRIVE, INC.

Recording Data for the Subdivision:

Leisure Cove - Clerk's File No. 2006-069317 [Cabinet Z, Sheet 395-396, Map Records], Official Records, Montgomery County, Texas; and Amending Plat No. 1 - Clerk's File No. 2007-090603 [Cabinet Z, Sheet 881-882, Map Records], Official Records, Montgomery County, Texas

Recording Data for the Restrictions:

- Declaration of Covenants, Conditions and Restrictions - Clerk's File No. 2006-115389, Official Records, Montgomery County, Texas
- Amendment to Declaration of Covenants, Conditions and Restrictions - Clerk's File No. 2014-082556, Official Records, Montgomery County, Texas
- Amendment to Declaration of Covenants, Conditions and Restrictions - Clerk's File No. 2014-082556, Official Records, Montgomery County, Texas

Other Relevant Instruments:

- Certificate of Formation Clerk's File No. 2010-044893, Official Records, Montgomery County, Texas
- Bylaws (Amended 2025) Clerk's File No. 2025-120721, Official Records, Montgomery County, Texas
- Architectural Control Guidelines and Regulations — Clerk's File No. 2025-120864, Official Records, Montgomery County, Texas
- Payment Plan Policy Clerk's File No. 2012-017822, Official Records, Montgomery County, Texas

- 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

Website:

N/A (12 owners)

Transfer Fees:

\$792.00/lot (2 mo) to Homeowners Association of Leisure Cove on Marina Drive, Inc. and \$150.00/lot to Your Property Management

Resale Certificate Fee:

\$150.00/lot to Your Property Management

Mailing Address for the Association:

Homeowners Association of Leisure Cove on Marina Drive, Inc. PO Box 293

Montgomery, Texas 77356

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

Homeowners Association of Leisure Cove on

Marina Drive, Inc. Courtney D. Duncan Your Property Management PO Box 293

Montgomery, Texas 77356

Tel: 346-447-0626

Email: courtneyduncan@yourpropertymc.com

Signed this $\Im S$ day of November, 2025

YOUR PROPERTY MANAGMENT

HOA of Leisure Cove on Marina Drive, Inc. 2025 Management Certificate.11242025.wpd

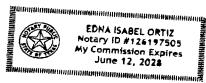
STATE OF TEXAS

COUNTY OF MONTGOMERY

This instrument was acknowledged before me on the OS day of November, 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.

Notary Public - State of Texas

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



Doc #: 2025122132

Pages 4

E-FILED FOR RECORD

11/26/2025 11:46AM



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.

11/26/2025

County Clerk, Montgomery County, Texas