

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
TEASWOOD COMMUNITY IMPROVEMENT ASSOCIATION, INC.**

The undersigned certifies that Investment Management Company is the duly appointed and acting management company for TEASWOOD COMMUNITY IMPROVEMENT ASSOCIATION, INC. (the "Association"). The Association is the property owners' association for TeasWood Section I, TeasWood Section II, TeasWood Section III, TeasWood Section IV and TeasWood Section V (collectively the "Subdivision"). This Management Certificate is filed by the Association pursuant to Section 209.004 of the TEXAS PROPERTY CODE.

Name of Subdivisions:

- TeasWood Section I
- TeasWood Section II
- TeasWood Section III
- TeasWood Section IV
- TeasWood Section V

Name of Association:

- TeasWood Community Improvement Association, Inc.

Recording Data for the Subdivision:

- *The Reserve-TeasWood Section I* – Clerk's File No. 85-12905 [Cabinet E, Sheet 83B, Map Records], Official Records, Montgomery County, Texas
- *TeasWood-Section II (Partial Replat of The Reserve, Section I)* – Clerk's File No. 99-006807 [Cabinet L, Sheets 121–127, Map Records], Official Records, Montgomery County, Texas
- *TeasWood-Section 2 Amending Plat No. 1* – Clerk's File No. 2015-117472 [Cabinet Z, Sheets 3697-3698, Map Records], Official Records, Montgomery County, Texas
- *TeasWood-Section 2 Amending Plat No. 2* – Clerk's File No. 2015-108212 [Cabinet Z, Sheets 3687-3688, Map Records], Official Records, Montgomery County, Texas
- *TeasWood-Section III The Lakes at TeasWood* – Clerk's File No. 2002-121666 [Cabinet T, Sheets 20–25, Map Records], Official Records, Montgomery County, Texas
- *TeasWood-Section IV The Lakes at TeasWood* (Replat of TeasWood-Section III) – Clerk's File No. 2003-117840 [Cabinet V, Sheets 3–4, Map Records], Official Records, Montgomery County, Texas

- *TeasWood-Section V* – Clerk's File No. 2004-078012 [Cabinet W, Sheets 96–99, Map Records], Official Records, Montgomery County, Texas

Recording Data for the Restrictions:

- *TeasWood Section I* – Clerk's File No. 97-09983, Official Records, Montgomery County, Texas; and *Amendment to Declaration Section I* – Clerk's File No. 2018-106848, Official Records, Montgomery County, Texas
- *TeasWood Section II* – Clerk's File No. 99-006162, Official Records, Montgomery County, Texas; and *Amendment to Declaration Section II* – Clerk's File No. 2018-106849, Official Records, Montgomery County, Texas
- *TeasWood Sections III and IV* – Clerk's File No. 2002-123751, Official Records, Montgomery County, Texas; and *Amendment to Declaration Sections III and IV* – Clerk's File No. 2018-106850, Official Records, Montgomery County, Texas
- *TeasWood Sections V* – Clerk's File No. 2004-134413, Official Records, Montgomery County, Texas; and *Amendment to Declaration Section V* – Clerk's File No. 2018-106851, Official Records, Montgomery County, Texas

Other Relevant Instruments:

- *Articles of Incorporation* – Clerk's File No. 2008-083034, Official Records, Montgomery County, Texas
- *Bylaws (Amended June 2013)* – Clerk's File No. 2013-073816, Official Records, Montgomery County, Texas
- *Payment Plan Policy* – Clerk's File No. 2011-104294, Official Records, Montgomery County, Texas
- *Records Retention Schedule* – Clerk's File No. 2011-104296, Official Records, Montgomery County, Texas
- *Records Production Policy* – Clerk's File No. 2011-104295, Official Records, Montgomery County, Texas
- *Fine Schedule* – Clerk's File No. 2015-073064, Official Records, Montgomery County, Texas
- *Architectural Control Committee Application and Guidelines* – Clerk's File No. 2008-083035, Official Records, Montgomery County, Texas

Website:

- www.teaswoodia.com

Transfer Fee:

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

Mailing Address of the Association:

TeasWood Community Improvement Association, Inc.
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:**

Tammy Perry
Investment Management Company
3500 West Davis, Suite 190
Conroe, Texas 77304
Tel: 936-756-0032
Email: tammyperry@imcmanagement.net

Signed this 19th day of August, 2021.

INVESTMENT MANAGEMENT COMPANY



STEVE DURHAM, President

STATE OF TEXAS

COUNTY OF MONTGOMERY

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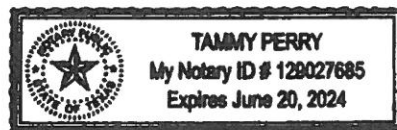
This instrument was acknowledged before me on the 19th day of August, 2021, by STEVE DURHAM, President of Investment Management Company, the Managing Agent for TEASWOOD COMMUNITY IMPROVEMENT ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said corporation.



Notary Public - State of Texas

AFTER RECORDING RETURN TO:

BRYAN P. FOWLER
The Fowler Law Firm
505 West Davis
Conroe, Texas 77301



E-FILED FOR RECORD

08/19/2021 12:52PM



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.

08/19/2021



County Clerk
Montgomery County, Texas