

**PROPERTY OWNERS' ASSOCIATION**  
**MANAGEMENT CERTIFICATE**  
**CAPE CONROE PROPERTY OWNERS ASSOCIATION, INC.**

The undersigned certifies that Investment Management Company is the duly appointed and acting management company for Cape Conroe Property Owners Association, Inc. (the "Association"). The Association is the property owners' association for Cape Conroe Section I and Cape Conroe Section II, subdivisions in Montgomery County, Texas (collectively the "Subdivision"). 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 Subdivisions:</b>                | <ul style="list-style-type: none"><li>• Cape Conroe Section I</li><li>• Cape Conroe Section II</li></ul>   |
| <b>Name of Association:</b>                 | <ul style="list-style-type: none"><li>• Cape Conroe Property Owners Association, Inc.</li></ul>  |
| <b>Recording Data for the Subdivision:</b>  | <ul style="list-style-type: none"><li>• <i>Cape Conroe Section I</i> – Clerk's File No. 286908 [Cabinet A, Sheet 56A, Map Records], Official Records, Montgomery County, Texas</li><li>• <i>Replat of Block 3 Cape Conroe Section I</i> – Clerk's File No. 289246 [Cabinet A, Sheet 67B, Map Records], Official Records, Montgomery County, Texas</li><li>• <i>Cape Conroe Section II</i> – Clerk's File No. 297239 [Cabinet A, Sheet 77B, Map Records], Official Records, Montgomery County, Texas</li><li>• <i>Cape Conroe Section II Partial Replat No. 1</i> – Clerk's File No. 2018-072827 [Cabinet Z, Sheet 5227, Map Records], Official Records, Montgomery County, Texas</li></ul> |
| <b>Recording Data for the Restrictions:</b> | <ul style="list-style-type: none"><li>• <i>Amended, Extended and Merged Restrictive Covenants</i> - Clerk's File No. 2002-041158, Official Records, Montgomery County, Texas</li></ul>   |
| <b>Other Relevant Instruments:</b>          | <ul style="list-style-type: none"><li>• <i>Articles of Incorporation</i> – Clerk's File No. 2011-112800, Official Records, Montgomery County, Texas; and <i>Article of Amendment to Articles of Incorporation</i> – Clerk's File No. 2018-092200, Official Records, Montgomery County, Texas</li><li>• <i>Bylaws (Amended October 2015)</i> – Clerk's File No. 2015-107167, Official Records, Montgomery County, Texas</li></ul>   |

- ***Architectural Control Guidelines and Regulations & Exhibit "A" Application for New Home Construction, Exhibit "B" Application for Construction of New Addition to Existing Home, Application for Home Modification/Improvements*** – Clerk's File No. 2024-112786, Official Records, Montgomery County, Texas
- ***Fine Schedule*** – Clerk's File No. 2014-102866, Official Records, Montgomery County, Texas
- ***Payment Plan Policy*** – Clerk's File No. 2011-112803, Official Records, Montgomery County, Texas
- ***Records Production Policy*** – Clerk's File No. 2011-112802, Official Records, Montgomery County, Texas
- ***Records Retention Schedule*** – Clerk's File No. 2011-112801, Official Records, Montgomery County, Texas
- ***Enforcement & Fine Policy*** – Clerk's File No. 2024-024918, Official Records, Montgomery County, Texas

**Website:**

- [www.capeconroeipoa.com](http://www.capeconroeipoa.com)

**Transfer/Refinance Fees:**

- **\$150.00 to Cape Conroe Property Owners Association, Inc.**
- **\$250.00 to Investment Management Company**

**Resale Certificate Fee:**

- N/A

**Mailing Address of the Association:**

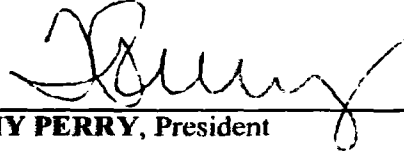
Cape Conroe Property Owners Association, Inc.  
c/o Investment Management Company  
3500 West Davis, Suite 190  
Conroe, Texas 77304

**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](mailto:tammyperry@imcmanagement.net)

Signed this 13<sup>th</sup> day of November, 2024.

**INVESTMENT MANAGEMENT COMPANY**



**TAMMY PERRY, President**

STATE OF TEXAS

COUNTY OF MONTGOMERY

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This instrument was acknowledged before me on the 13<sup>th</sup> day of November, 2024, by TAMMY PERRY, President of Investment Management Company, the Managing Agent for CAPE CONROE PROPERTY OWNERS 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**

11/13/2024 09:08AM



*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.

**11/13/2024**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas