

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
TEJAS CREEK PROPERTY OWNERS ASSOCIATION**

The undersigned certifies that Investment Management Company is the duly appointed and acting management company for TEJAS CREEK PROPERTY OWNERS ASSOCIATION (the "Association"). The Association is the property owners' association for Tejas Creek, Section One, Section Two, Section Three and Section Four, subdivisions in Montgomery County, Texas, and for Tejas Creek Plaza, Commercial Reserves "A" & "B", Tejas Creek Plaza, Section Two, and Tejas Creek Commercial Plaza, Section One, commercial properties 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:

- TejasCreek, Section One (aka Tejas Creek, Section One)
- TejasCreek, Section Two (aka Tejas Creek, Section Two)
- TejasCreek, Section Three (aka Tejas Creek, Section Three)
- TejasCreek, Section Four (aka Tejas Creek, Section Four)
- TejasCreek Plaza, Commercial Reserves "A" & "B"
- TejasCreek Plaza, Section Two
- TejasCreek Commercial Plaza, Section One (aka Tejas Creek Commercial Plaza, Section One)

Name of Association:

- Tejas Creek Property Owners Association

Recording Data for the Subdivision:

- ***TejasCreek, Section One*** – Clerk's File No. 99-055147 [Cabinet M, Sheet 89, Map Records], Official Records, Montgomery County, Texas
- ***TejasCreek, Section Two*** – Clerk's File No. 2003-039914 [Cabinet T, Sheets 197-198, Map Records], Official Records, Montgomery County, Texas
- ***TejasCreek, Section Three*** – Clerk's File No. 2003-152135 [Cabinet V, Sheets 109-110, Map Records], Official Records, Montgomery County, Texas
- ***TejasCreek, Section Four*** – Clerk's File No. 2001-093012 [Cabinet Q, Sheet 199, Map Records], Official Records, Montgomery County, Texas
- ***TejasCreek Plaza, Commercial Reserves "A" & "B"*** – Clerk's File No. 2001-093401 [Cabinet R, Sheet 4, Map Records], Official Records, Montgomery County, Texas
- ***TejasCreek Plaza, Section Two*** – Clerk's File No. 2007-009567 [Cabinet Z, Sheets 607-608, Map Records], Official Records, Montgomery County, Texas

Recording Data for the Restrictions:

- ***TejasCreek Commercial Plaza, Section One*** – Clerk's File No. 2007-112852 [Cabinet Z, Sheets 935-936, Map Records], Official Records, Montgomery County, Texas
- ***Tejas Creek Section One*** – Clerk's File No. 99-060754, Official Records, Montgomery County, Texas
- ***Tejas Creek Section Two*** – Clerk's File No. 2003-062013, Official Records, Montgomery County, Texas
- ***Tejas Creek Section Three*** – Clerk's File No. 2004-006521, Official Records, Montgomery County, Texas
- ***Tejas Creek Section Four*** – Clerk's File No. 2002-008182, Official Records, Montgomery County, Texas
- ***(Ratification and Adoption) Tejas Creek Section Four*** – Clerk's File No. 2002-015264, Official Records, Montgomery County, Texas
- ***(Amendment) Tejas Creek Section Four*** – Clerk's File No. 2002-045064, Official Records, Montgomery County, Texas
- ***TejasCreek Plaza*** – Clerk's File No. 2001-095261, Official Records, Montgomery County, Texas
- ***Tejas Creek Commercial Plaza, Section One*** – Clerk's File No. 2007-120485, Official Records, Montgomery County, Texas

Other Relevant Instruments:

- ***Articles of Incorporation*** – Clerk's File No. 2006-113960, Official Records, Montgomery County, Texas
- ***Bylaws (Amended April 2014)*** – Clerk's File No. 2014-033029, Official Records, Montgomery County, Texas
- ***ACC Building/Improvement Application*** – Clerk's File No. 2013-118713, Official Records, Montgomery County, Texas
- ***Fine Schedule - 2010*** – Clerk's File No. 2010-079048, Official Records, Montgomery County, Texas
- ***Guidelines - Fence*** – Clerk's File No. 2013-059076, Official Records, Montgomery County, Texas
- ***Guidelines - Display of Religious Items*** – Clerk's File No. 2011-109923, Official Records, Montgomery County, Texas
- ***Guidelines - Display of Flags*** – Clerk's File No. 2011-109924, Official Records, Montgomery County, Texas
- ***Guidelines - Rainwater Recovery Systems*** – Clerk's File No. 2011-109925, Official Records, Montgomery County, Texas

- ***Guidelines - Roofing Materials*** – Clerk’s File No. 2011-109926, Official Records, Montgomery County, Texas
- ***Guidelines - Solar Energy Devices*** – Clerk’s File No. 2011-109927, Official Records, Montgomery County, Texas
- ***Guidelines - Recording Meetings*** – Clerk’s File No. 2013-059078, Official Records, Montgomery County, Texas
- ***Document Retention Policy*** – Clerk’s File No. 2011-114752, Official Records, Montgomery County, Texas
- ***Payment Plan Policy*** – Clerk’s File No. 2011-114753, Official Records, Montgomery County, Texas
- ***Records Production and Copying Policy*** – Clerk’s File No. 2011-114754, Official Records, Montgomery County, Texas

Website:

- www.tejasccreek.com

Transfer Fee:

- **\$325.00** to DTA Community Management Services, Inc.

Refinance Fee:

- **\$175.00** to DTA Community Management Services, Inc.

Resale Certificate Fee:

- **\$375.00** to DTA Community Management Services, Inc.

Mailing Address for the Association:

Tejas Creek Property Owners Association
c/o DTA Community Management Services, Inc.
3305 W. Davis, Suite 400
Conroe, Texas 77304

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

Todd Balla
DTA Community Management Services, Inc.
3305 W. Davis, Suite 400
Conroe, Texas 77304
Tel: 832-364-6880
Email: customer-care@webdta.com

Signed this 14th day of December, 2023.

DTA COMMUNITY MANAGEMENT SERVICES, INC.




STEPHANIE DUNLAP, President

STATE OF TEXAS

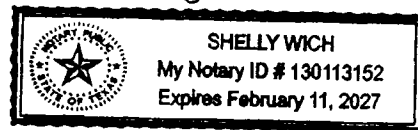
COUNTY OF MONTGOMERY

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This instrument was acknowledged before me on the 14th day of December, 2023, by STEPHANIE DUNLAP, as President of DTA Community Management Services, Inc., the Managing Agent for TEJAS CREEK PROPERTY OWNERS ASSOCIATION, 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

12/19/2023 12:11PM



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.

12/19/2023



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas