

PROPERTY OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE  
**TEAL CROSSING PROPERTY OWNER'S ASSOCIATION, INC.**

The undersigned certifies that Investment Management Company is the duly appointed and acting management company for TEAL CROSSING PROPERTY OWNER'S ASSOCIATION, INC. (the "Association"). The Association is the property owners' association for TEAL CROSSING SECTION ONE, TEAL CROSSING SECTION TWO and TEAL CROSSING SECTION THREE, 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.

- Name of Subdivision:**
- TEAL CROSSING SECTION ONE
  - TEAL CROSSING SECTION TWO
  - TEAL CROSSING SECTION THREE
- Name of Association:**
- TEAL CROSSING PROPERTY OWNER'S ASSOCIATION, INC.
- Recording Data for the Subdivision:**
- *Teal Crossing Section One* - Clerk's File No. 2019-033818 [Cabinet Z, Sheet 5761, Map Records], Official Records, Montgomery County, Texas
  - *Teal Crossing Section Two* - Clerk's File No. 2019-034131 [Cabinet Z, Sheet 5764, Map Records], Official Records, Montgomery County, Texas
  - *Teal Crossing Section Three* - Clerk's File No. 2020-033307 [Cabinet Z, Sheet 6421, Map Records], Official Records, Montgomery County, Texas
- Recording Data for the Restrictions:**
- *Declaration of Covenants, Conditions and Restrictions for Teal Crossing Property Owner's Association* - Clerk's File No. 2019-036270, Official Records, Montgomery County, Texas
  - *First Amendment to Declaration of Covenants, Conditions and Restrictions for Teal Crossing Property Owner's Association* - Clerk's File No. 2019-079204, Official Records, Montgomery County, Texas
  - *First Supplement to Declaration of Covenants, Conditions and Restrictions for Teal Crossing Property Owner's Association, Inc.* - Clerk's File No. 2020-033357, Official Records, Montgomery County, Texas
- Relevant Instruments:**
- *Certificate of Formation* - Clerk's File No. 2022-046784, Official Records, Montgomery County, Texas
  - *Bylaws* - Clerk's File No. 2022-079486, Official Records, Montgomery County, Texas
  - *Assignment and Release of Developer's Rights* - Clerk's File No. 2022-079466, Official Records, Montgomery County, Texas
  - *Architectural Control Guidelines & Regulations (Amended April 2023)* - Clerk's File No. 2023-038286, Official Records, Montgomery County, Texas

- ***Application for Home & Property Modification/Improvements*** - Clerk's File No. 2022-046785, Official Records, Montgomery County, Texas
- ***Guidelines for Residential Leases and Rental Agreements*** - Clerk's File No. 2023-038829, Official Records, Montgomery County, Texas
- ***Governing Documents Enforcement and Fine Policy*** - Clerk's File No. 2024-007995, Official Records, Montgomery County, Texas
- ***Payment Plan Policy*** - Clerk's File No. 2021-145859, Official Records, Montgomery County, Texas
- ***Records Production Policy*** - Clerk's File No. 2021-145858, Official Records, Montgomery County, Texas
- ***Records Retention Schedule*** - Clerk's File No. 2021-145857, Official Records, Montgomery County, Texas

**Website:**

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

**Transfer/Refinance Fee:**

- **\$175.00 to Teal Crossing Property Owner's Association, Inc.**

**Resale Certificate Fee:**

- **\$225.00 to Investment Management Company**

**Mailing Address for the Association:**

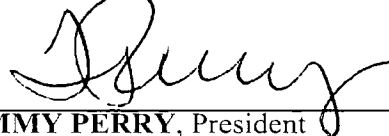
Teal Crossing Property Owner's Association, Inc.  
c/o Investment Management Company  
3500 West Davis, Suite 190  
Conroe, Texas 77304

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

Kerrie Stone  
Investment Management Company  
3500 West Davis, Suite 190  
Conroe, Texas 77304  
Tel: 936-756-0032  
Email: [kstone@imcmanagement.net](mailto:kstone@imcmanagement.net)

Signed this 31 day of January, 2024.

**INVESTMENT MANAGEMENT COMPANY**



**TAMMY PERRY, President**

STATE OF TEXAS

COUNTY OF MONTGOMERY

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This instrument was acknowledged before me on this 31 day of January, 2024, by TAMMY PERRY, President of Investment Management Company, the management company for TEAL CROSSING PROPERTY OWNER'S ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said corporation.

*Kerrie Stone*

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**

02/08/2024 08:24AM



*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.

**02/08/2024**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas