

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
KELLYN OAKS HOMEOWNERS ASSOCIATION, INC.**

The undersigned certifies that Investment Management Company is the duly appointed and acting management company for KELLYN OAKS HOMEOWNERS ASSOCIATION, INC. (the "Association"). The Association is the property owners' association for Kellyn Oaks, Section One, 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:** • Kellyn Oaks, Section One
- Name of Association:** • Kellyn Oaks Homeowners Association, Inc.
- Recording Data for the Subdivision:** • Clerk's File No. 2003-054650 [Cabinet U, Sheets 42-46, Map Records], Official Records, Montgomery County, Texas
- Recording Data for the Restrictions:** • *Declaration* - Clerk's File No. 2003-068758, Official Records, Montgomery County, Texas
- *Amendment (July 2003)* - Clerk's File No. 2003-088656, Official Records, Montgomery County, Texas
- *Amendment (August 2003)* - Clerk's File No. 2003-098485, Official Records, Montgomery County, Texas
- *Termination of Restrictions as to a portion of Kellyn Oaks, Section One* - Clerk's File No. 2004-017737, Official Records, Montgomery County, Texas
- Other Relevant Instruments:** • *Articles of Incorporation* - Clerk's File No. 2009-101293, Official Records, Montgomery County, Texas
- *Bylaws (Amended January 2015)* - Clerk's File No. 2015-004679, Official Records, Montgomery County, Texas
- *Architectural Control Guidelines and Regulations* - Clerk's File No. 2012-038534, Official Records, Montgomery County, Texas
- *Rules, Regulations and Procedures for Construction Sites and Use of Private Streets* - Clerk's File No. 2014-069953, Official Records, Montgomery County, Texas
- *Fine Schedule* - Clerk's File No. 2010-108773, Official Records, Montgomery County, Texas

- **Payment Plan Policy** – Clerk's File No. 2012-038532, Official Records, Montgomery County, Texas
- **Records Retention Schedule** – Clerk's File No. 2012-038533, Official Records, Montgomery County, Texas
- **Records Production Policy** – Clerk's File No. 2012-040654, Official Records, Montgomery County, Texas

Website:

- www.kellynoakscommunity.com

Transfer/Refinance Fee:

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

Mailing Address of the Association:

Kellyn Oaks Homeowners Association, Inc.
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:

Amanda Mason
Investment Management Company
3500 West Davis, Suite 190
Conroe, Texas 77304
Tel: 936-756-0032
Email: amason@imcmanagement.net

Signed this 24th day of September, 2021.

INVESTMENT MANAGEMENT COMPANY



STEVE DURHAM, President

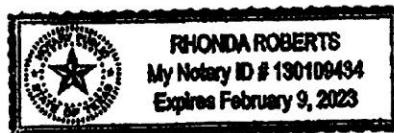
STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 24th day of September, 2021, by STEVE DURHAM, President of Investment Management Company, the management company for KELLYN OAKS HOMEOWNERS 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
300 West Davis, Suite 510
Conroe, Texas 77301



E-FILED FOR RECORD

09/27/2021 08:46AM



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.

09/27/2021



County Clerk
Montgomery County, Texas