

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
SEVEN COVES ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

SEVEN COVES ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is Seven Coves.
- (2) the name of the Association is Seven Coves Association, Inc.
- (3) the subdivision is recorded in the Plat Records of Montgomery County, Texas, as follows:
 - (a) Seven Coves, Section 1, under Document No. 275425;
 - (b) Seven Coves, Section 2, under Document No. 290874
 - (c) Seven Coves, Section 2 Replat, under Document No. 339325;
 - (d) Seven Coves, Section 2 Second Replat, under Document No. 352179;
 - (e) Seven Coves, Section 3, under Document No. 762408;
 - (f) Seven Coves, Section 4 and Partial Replat of Section 3, under Document No. 762411;
 - (g) Seven Coves, Section 4, under Document No. 7611811;
 - (h) Seven Coves, Section 6, under Document No. 7611812.
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Montgomery County, Texas, as follows:
 - (a) Declaration of Covenants, Conditions and Restrictions for Seven Coves, Section 1, under Document No. 276480;
 - (b) Amended Restrictions for Seven Coves, Section 1, under Document No. 285345;
 - (c) Declaration of Covenants, Conditions and Restrictions for Seven Coves, Section 2, under Document No. 294552;
 - (d) Amended Restrictions for Seven Coves, Section 2, under Document No. 332689;

- (e) Second Amended Restrictions for Seven Coves, Section 2, under Document No. 348114;
- (f) Third Amended Restrictions for Seven Coves, Section 2, under Document No. 352463;
- (g) Declaration of Covenants, Conditions and Restrictions for Seven Coves, Section 3, under Document No. 762447;
- (h) Declaration of Covenants, Conditions and Restrictions for Seven Coves, Section 4, under Document No. 762448;
- (i) Declaration of Covenants, Conditions and Restrictions for Seven Coves, Section 5, under Document No. 7611813;
- (j) Declaration of Covenants, Conditions and Restrictions for Seven Coves, Section 6, under Document No. 7611814.

(5) The name and mailing address of the Association is:

- (a) Seven Coves Association, Inc., c/o IMC Property Management, 3500 West Davis, Suite 190, Conroe, Texas 77304.

(6) The name, mailing address, telephone number, and email address of the Association's Designated Representative is:

- (a) IMC Property Management, 3500 West Davis, Suite 190, Conroe, Texas 77304;

(b) [\(936\) 756-0032](tel:9367560032);

(c) sevendcovesoffice@yahoo.com.

(7) The Association's website address is: <http://www.sevendcoves.net/default.php>.

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- (a) Transfer Fee: \$225.00;
- (b) Refinance Fee: \$100.00;
- (c) Resale Certificate - \$275.00.

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 8 DAY OF Sept., 2021.

By: Steve Durham, on behalf of
IMC Property Management, Managing Agent for
Seven Coves Association, Inc.

Steve Durham
Print Name

STATE OF TEXAS

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COUNTY OF MONTGOMERY

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BEFORE ME, the undersigned authority, on this day personally appeared Steve Durham, of IMC Property Management, Managing Agent for Seven Coves Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 8TH day of September, 2021.

Rhonda Roberts
Notary Public, State of Texas

E-RECORDED BY:
HOLT & YOUNG, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024

