

MANAGEMENT CERTIFICATE
PARADISE POINT COMMUNITY IMPROVEMENT ASSOCIATION, INC.

The undersigned certifies that Investment Management Company is the duly appointed and acting management company for PARADISE POINT COMMUNITY IMPROVEMENT ASSOCIATION, INC. (the "Association"). The Association is the property owners' association for Paradise Point and Paradise Point 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.

- Name of Subdivision:**
- Paradise Point
 - Paradise Point Section II
- Name of Association:**
- Paradise Point Community Improvement Association, Inc.
- Recording Data for the Subdivision:**
- *Paradise Point* - Clerk's File No. 81-37916, [Cabinet C, Sheets 176-B-177-A, Map Records], Official Records, Montgomery County, Texas
 - *Paradise Point Section II* - Clerk's File No. 85-06626 [Cabinet E, Sheet 74-A, Map Records], Official Records, Montgomery County, Texas
- Recording Data for the Restrictions:**
- *Amended and Restated Declaration of Covenants, Conditions and Restrictions*- Clerk's File No. 2017-008153, Official Records, Montgomery County, Texas
- Relevant Instruments:**
- *Articles of Incorporation*- Clerk's File No. 2010-047719, Official Records, Montgomery County, Texas
 - *Bylaws (Amended June 2022)*- Clerk's File No. 2022-086623, Official Records, Montgomery County, Texas
 - *ACC Guidelines & Procedure Policy (February 2022)* - Clerk's File No. 2023-024743, Official Records, Montgomery County, Texas
 - *Payment Plan Policy* - Clerk's File No. 2012-086300, Official Records, Montgomery County, Texas
 - *Records Retention Schedule* - Clerk's File No. 2012-086301, Official Records, Montgomery County, Texas

- **Records Production Policy** – Clerk's File No. 2012-086302, Official Records, Montgomery County, Texas

Website:

- **www.paradisepointtexas.com**

Transfer Fee:

- **\$50.00 to Paradise Point Community Improvement Association, Inc.**
- **\$225.00/lot to Investment Management Company**

Resale Certificate:

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

Mailing Address for the Association:

Paradise Point Community Improvement 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:

Rhonda Roberts
Investment Management Company
3500 West Davis, Suite 190
Conroe, Texas 77304
Tel: 936-756-0032
Direct Line: 936-224-7030
Email: rroberts@imcmanagement.net

Signed this 12TH day of April, 2023.

INVESTMENT MANAGEMENT COMPANY

Steve Durham

STEVE DURHAM, President

STATE OF TEXAS

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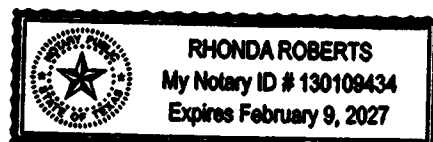
COUNTY OF MONTGOMERY

This instrument was acknowledged before me on the 12th day of April, 2023, by STEVE DURHAM, President of Investment Management Company, the Managing Agent for PARADISE POINT COMMUNITY IMPROVEMENT ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said corporation.

Rhonda Roberts
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

04/14/2023 08:31AM



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.

04/14/2023



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas