

MANAGEMENT CERTIFICATE

WATERFORD ESTATES PROPERTY OWNERS' ASSOCIATION

The undersigned certifies that Investment Management Company is the duly appointed and acting management company of the WATERFORD ESTATES PROPERTY OWNERS' ASSOCIATION (the "Association"). The Association is the property owners' association for Waterford Estates on Lake Conroe Section One and Waterford Estates on Lake Conroe Section Two, 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.

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| Name of Subdivisions: | <ul style="list-style-type: none">• Waterford Estates on Lake Conroe Section One• Waterford Estates on Lake Conroe Section Two |
| Name of Association: | <ul style="list-style-type: none">• Waterford Estates Property Owners' Association |
| Recording Data for the Subdivision: | <ul style="list-style-type: none">• <i>Waterford Estates on Lake Conroe Section One</i> - Clerk's File No. 92-20024 [Cabinet G, Sheets 48B-49B, Map Records], Official Records, Montgomery County, Texas• <i>Waterford Estates on Lake Conroe Section Two</i> - Clerk's File No. 92-56986 [Cabinet G, Sheet 73A-73B, Map Records], Official Records, Montgomery County, Texas |
| Recording Data for the Restrictions: | <ul style="list-style-type: none">• <i>Waterford Estates Section One</i> - Clerk's File No. 92-44103, Official Records, Montgomery County, Texas• <i>Waterford Estates Section Two</i> - Clerk's File No. 92-57480, Official Records, Montgomery County, Texas• <i>Amendment to Declaration - Waterford Estates Section One and Two</i> - Clerk's File No. 2018-058177, Official Records, Montgomery County, Texas |
| Recording Data for Relevant Instruments | <ul style="list-style-type: none">• <i>Articles of Incorporation</i> - Clerk's File No. 2011-024343, Official Records, Montgomery County, Texas• <i>ACC Guidelines and Regulations</i> - Clerk's File No. 2012-032990, Official Records, Montgomery County, Texas• <i>Fine Schedule</i> - Clerk's File No. 2012-074937, Official Records, Montgomery County, Texas• <i>Payment Plan Policy</i> - Clerk's File No. 2012-025542, Official Records, Montgomery County, Texas• <i>Records Production Policy</i> - Clerk's File No. 2012-025543, Official Records, Montgomery County, Texas |

Website:

- **Records Retention Schedule** - Clerk's File No. 2012-025544, Official Records, Montgomery County, Texas

Transfer Fees:

- <https://www.facebook.com/groups/359218345920446>

Mailing Address of the Association:

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

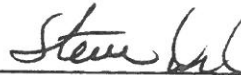
Waterford Estates Property Owners' Association
c/o Investment Management Company
3500 West Davis, Suite 190
Conroe, Texas 77304

**Name and Mailing Address of
Person Managing the Association or
Designated Representative:**

Melissa Bessey
Investment Management Company
3500 West Davis, Suite 190
Conroe, Texas 77304
Tel: 936-756-0032
Email: mbessey@imcmanagement.net

Signed this 1 day of September, 2021

INVESTMENT MANAGEMENT COMPANY




STEVE DURHAM, President

STATE OF TEXAS

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COUNTY OF MONTGOMERY

This instrument was acknowledged before me on the 1 day of September, 2021, by STEVE DURHAM, President of Investment Management Company, the Managing Agent for WATERFORD ESTATES PROPERTY OWNERS' ASSOCIATION, a Texas nonprofit corporation, on behalf of said corporation.


Notary Public – State of Texas

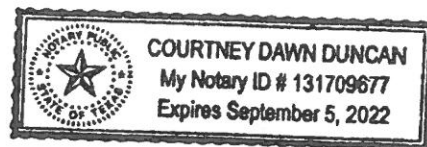
AFTER RECORDING RETURN TO:

BRYAN P. FOWLER

The Fowler Law Firm

505 West Davis

Conroe, Texas 77301



E-FILED FOR RECORD

09/02/2021 02:31PM



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.

09/02/2021



County Clerk
Montgomery County, Texas