

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
BAY POINTE LANDING ON LAKE CONROE
HOMEOWNER'S ASSOCIATION, INC.**

The undersigned certifies that Investment Management Company is the duly appointed and acting management company for BAY POINTE LANDING ON LAKE CONROE HOMEOWNER'S ASSOCIATION, INC. (the "Association"). The Association is the property owners' association for Bay Pointe Landing on Lake Conroe Subdivision, a subdivision in Montgomery County, Texas. 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">• Bay Pointe Landing on Lake Conroe Subdivision |
| Name of Association: | <ul style="list-style-type: none">• Bay Pointe Landing on Lake Conroe Homeowner's Association, Inc. |
| Recording Data for the Subdivision: | <ul style="list-style-type: none">• <i>Final Plat</i> – Clerk's File No. 2001-004327 [Cabinet P, Sheet 59, Map Records], Official Records, Montgomery County, Texas• <i>Section Two</i> – Clerk's File No. 2005-097321 [Cabinet Z, Sheets 22-23, Map Records], Official Records, Montgomery County, Texas |
| Recording Data for the Restrictions: | <ul style="list-style-type: none">• <i>Restated Declaration</i> – Clerk's File No. 2001-061403, Official Records, Montgomery County, Texas• <i>Amendment to Restated Declaration</i> – Clerk's File No. 2007-023882, Official Records, Montgomery County, Texas• <i>Agreement for Exchange of Common Areas and Amendment to Restated Declaration</i> – Clerk's File No. 2007-023883, Official Records, Montgomery County, Texas• <i>Agreement Removing Restrictions from Bay Pointe Landing on Lake Conroe, Section Two</i> – Clerk's File No. 2007-023884, Official Records, Montgomery County, Texas• <i>Amendment to Restated Declaration</i> – Clerk's File No. 2017-037965, Official Records, Montgomery County, Texas |
| Relevant Instruments: | <ul style="list-style-type: none">• <i>Articles of Incorporation</i> – Clerk's File No. 2010-044899, Official Records, Montgomery County, Texas |

- **Bylaws** – Clerk's File No. 2010-044899, Official Records, Montgomery County, Texas
- **Fine Schedule** – Clerk's File No. 2015-118621, Official Records, Montgomery County, Texas
- **Payment Plan Policy** – Clerk's File No. 2020-088952, Official Records, Montgomery County, Texas
- **Records Production Policy** – Clerk's File No. 2020-088951, Official Records, Montgomery County, Texas
- **Records Retention Schedule** – Clerk's File No. 2020-088950, Official Records, Montgomery County, Texas
- **ACC Guidelines & Regulations** – Clerk's File No. 2020-088953, Official Records, Montgomery County, Texas

Website:

- www.baypointelandinghoa.com

Transfer Fees:

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

Mailing Address of the Association:

Bay Pointe Landing on Lake Conroe Homeowner'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:

Courtney Duncan
Investment Management Company
3500 West Davis, Suite 190
Conroe, Texas 77304
Tel: 936-756-0032
Email: cduncan@immanagement.net

Signed this 18th day of August, 2021.

INVESTMENT MANAGEMENT COMPANY



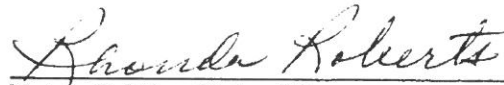
STEVE DURHAM, President

STATE OF TEXAS

COUNTY OF MONTGOMERY

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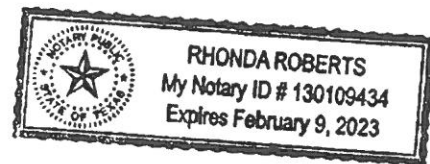
This instrument was acknowledged before me on the 18th day of August, 2021, by STEVE DURHAM, President of Investment Management Company, the Managing Agent for BAY POINTE LANDING ON LAKE CONROE HOMEOWNER'S ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said corporation.



Notary Public - State of Texas

AFTER RECORDING RETURN TO:

BRYAN P. FOWLER
The Fowler Law Firm
505 West Davis
Conroe, Texas 77301



E-FILED FOR RECORD
08/31/2021 12:17PM



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.

08/31/2021



County Clerk
Montgomery County, Texas