

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**

SOUTH SHORE ESTATES PROPERTY OWNERS' ASSOCIATION

The undersigned certifies that Investment Management Company is the duly appointed and acting management company for SOUTH SHORE ESTATES PROPERTY OWNERS' ASSOCIATION (the "Association"). The Association is the property owners' association for South Shore Estates Section One, South Shore Estates Section Two, South Shore Estates Section Three, South Shore Estates Section Four and South Shore Estates Section Five, 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 Subdivisions:

- South Shore Estates Section One
- South Shore Estates Section Two
- South Shore Estates Section Three
- South Shore Estates Section Four
- South Shore Estates Section Five

Name of Association:

- South Shore Estates Property Owners' Association

**Recording Data for the
Subdivision:**

- *Section One* – Clerk's File No., 95-48335 [Cabinet II, Sheets 126B-127A, Map Records], Official Records, Montgomery County, Texas
- *Section Two* – Clerk's File No., 95-48336 [Cabinet H, Sheets 127B-128A, Map Records], Official Records, Montgomery County, Texas
- *Section Three* – Clerk's File No., 95-52433 [Cabinet H, Sheets 135B-136A, Map Records], Official Records, Montgomery County, Texas
- *Section Four* – Clerk's File No., 96-03942 [Cabinet H, Sheets 160B-161A, Map Records], Official Records, Montgomery County, Texas
- *Section Five* – Clerk's File No., 96-16066 [Cabinet H, Sheets 178B-179A, Map Records], Official Records, Montgomery County, Texas

**Recording Data for the
Restrictions:**

- *Declaration of Covenants, Conditions and Restrictions (Consolidated, Amended and Restated)* – Clerk's File No. 2014-006537, Official Records, Montgomery County, Texas

Other Relevant Instruments:

- *Articles of Incorporation* – Clerk's File No. 2006-022836, Official Records, Montgomery County, Texas
- *Bylaws (Amended February 2, 2012)* – Clerk's File No. 2012-010456, Official Records, Montgomery County, Texas
- *ACC Guidelines & Forms* – Clerk's File No. 2012-010457, Official Records, Montgomery County, Texas
- *ACC Guidelines (2021 Update)* – Clerk's File No. 2021-079195, Official Records, Montgomery County, Texas
- *New Home Construction Deposit and Rules Policy* – Clerk's File No. 2015-122170, Official Records, Montgomery County, Texas
- *Deed Restriction Violation Policy and Fine Schedule* – Clerk's File No. 2021-013126, Official Records, Montgomery County, Texas
- *Boat Slip Policy* – Clerk's File No. 2012-010458, Official Records, Montgomery County, Texas
- *Capital Improvement Fund Policy* – Clerk's File No. 2012-010459, Official Records, Montgomery County, Texas
- *Management Company Policy* – Clerk's File No. 2012-010460, Official Records, Montgomery County, Texas
- *New Owner Transfer Fee Policy* – Clerk's File No. 2012-010462, Official Records, Montgomery County, Texas
- *Payment Plan Policy* – Clerk's File No. 2012-010463, Official Records, Montgomery County, Texas
- *Records Retention Policy and Schedule* – Clerk's File No. 2012-010464, Official Records, Montgomery County, Texas
- *Records Review Policy* – Clerk's File No. 2012-010465, Official Records, Montgomery County, Texas
- *Repeal of Policy Resolutions* – Clerk's File No. 2012-010466, Official Records, Montgomery County, Texas

Website: • www.sscpoa.com

Transfer Fee: • \$650.00 to South Shore Estates Property Owners' Association
• \$175.00 to Investment Management Company

Resale Certificate Fee: • \$175.00 to Investment Management Company

Mailing Address of the Association: South Shore Estates Property Owners' Association
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: Amanda Mason
Investment Management Company
3500 West Davis, Suite 190
Conroe, Texas 77304
Tel: 936-756-0032
Email: amason@imcmanagement.com

Signed this 28th day of April, 2022.

INVESTMENT MANAGEMENT COMPANY

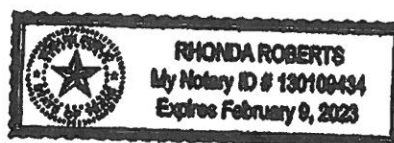
Steve Durham
STEVE DURHAM, President

STATE OF TEXAS §
§
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 28th day of April, 2022, by STEVE DURHAM, President of Investment Management Company, the Managing Agent for SOUTH SHORE ESTATES PROPERTY OWNERS' ASSOCIATION, 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

04/28/2022 01:38PM



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.

04/28/2022



County Clerk
Montgomery County, Texas