

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
177 LAKE ESTATES ASS'N, INC.

The undersigned certifies that he is the President of 177 LAKE ESTATES ASS'N, INC.(the "Association"). The Association is the property owners' association for 177 Lake Estates, Section One, 177 Lake Estates, Section Two, 177 Lake Estates, Section Three, 177 Lake Estates, Section Four, 177 Lake Estates, Section Five, 177 Lake Estates, Section Six and 177 Lake Estates, Section Seven, 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:

- 177 Lake Estates, Section One
- 177 Lake Estates, Section Two
- 177 Lake Estates, Section Three
- 177 Lake Estates, Section Four
- 177 Lake Estates, Section Five
- 177 Lake Estates, Section Six
- 177 Lake Estates, Section Seven

Name of Association:

- 177 Lake Estates Assn', Inc.

**Recording Data for the
Subdivision:**

- **Section One** - Clerk's File No. 132607 [Cabinet 5, Sheet 355, Map Records], Official Records, Montgomery County, Texas
- **Section Two** - Clerk's File No. 137384 [Cabinet 5, Sheet 379, Map Records], Official Records, Montgomery County, Texas
- **Section Three** - Clerk's File No. 139131 [Cabinet 5, Sheet 393, Map Records], Official Records, Montgomery County, Texas
- **Section Four** - Clerk's File No. 143226 [Cabinet 5, Sheet 413, Map Records], Official Records, Montgomery County, Texas
- **Section Five & Revised Portions of Sections Two & Three** - Clerk's File No. 140788 [Cabinet 5, Sheet 460.1, Map Records], Official Records, Montgomery County, Texas
- **Section Five & Revised Portions of Sections Two & Three** - Clerk's File No. 149788 [Cabinet 5, Sheet 460, Map Records], Official Records, Montgomery County, Texas

**Recording Data for the
Restrictions:**

- ***Section Six & Revised Portion of Section One*** - Clerk's File No. 157438 [Cabinet 5, Sheet 567, Map Records], Official Records, Montgomery County, Texas
- ***Section Seven*** - Clerk's File No. 193803 [Cabinet 7, Sheet 373, Map Records], Official Records, Montgomery County, Texas
- ***Declaration of Covenants, Conditions and Restrictions for 177 Lake Estates Subdivision, Sections 1, 2, 3, 4, 5, 6, and 7*** - Clerk's File No. 2005-069752, Official Records, Montgomery County, Texas
- ***Amendment*** - Clerk's File Number 2010-095339, Official Records, Montgomery County, Texas
- ***Amendment*** - Clerk's File Number 2010-095340, Official Records, Montgomery County, Texas
- ***Amendment*** - Clerk's File Number 2011-067874, Official Records, Montgomery County, Texas

Other Relevant Instruments:

- ***Articles of Incorporation*** – Clerk's File No. 95-64848 and 2012-042600, Official Records, Montgomery County, Texas
- ***Bylaws*** – Clerk's File No. 2012-034736, Official Records, Montgomery County, Texas
- ***Restrictions and Regulations*** – Clerk's File No. 2012-034745, Official Records, Montgomery County, Texas
- ***Annual Maintenance Fee Policy*** – Clerk's File No. 2012-089933, Official Records, Montgomery County, Texas
- ***Fine Policy*** – Clerk's File No. 2013-004788, Official Records, Montgomery County, Texas
- ***Payment Plan Policy*** – Clerk's File No. 2012-034740, Official Records, Montgomery County, Texas
- ***Records Retention Schedule*** – Clerk's File No. 2012-034738, Official Records, Montgomery County, Texas

- **Records Production Policy** – Clerk's File No. 2012-034739, Official Records, Montgomery County, Texas

Website:

- <http://www.177lakeestates.com>

Transfer Fee:

- **\$150.00 to 177 Lake Estates Ass'n, Inc.**

Refinance Fee:

- **\$100.00 to 177 Lake Estates Ass'n, Inc.**

Mailing Address of the Association:

177 Lake Estates Ass'n, Inc.
P.O. Box 616
Montgomery, Texas 77356

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or Designated Representative:

177 Lake Estates Ass'n, Inc.
P.O. Box 616
Montgomery, Texas 77356
Tel: 713-702-5496
Email: 177lake@gmail.com

Signed this 19th day of September, 2021.

177 LAKE ESTATES ASS'N, INC.

Weldon L. Marshall

WELDON MARSHALL, President

STATE OF TEXAS

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COUNTY OF MONTGOMERY

This instrument was acknowledged before me on the 19th day of September, 2021, by WELDON MARSHALL, as President of 177 LAKE ESTATES ASS'N, INC., a Texas nonprofit corporation, on behalf of said corporation.

Jennifer Elaine Trull
Notary Public - State of Texas

AFTER RECORDING RETURN TO:

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

