

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

THE ESTATES OF WEDGEWOOD FALLS HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS

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COUNTY OF MONTGOMERY

so

THE ESTATES OF WEDGEWOOD FALLS HOMEOWNERS ASSOCIATION, INC.,

a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is Estates of Wedgewood Falls;

- (2) the name of the Association is The Estates of Wedgewood Falls Homeowners Association, Inc.;

- (3) the Subdivision is recorded in the Map and Plat Records of Montgomery County, Texas, as follow:

- (a) Estates of Wedgewood Falls, under Document No. 2013135759;

- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Montgomery County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for the Estates of Wedgewood Falls, under Document No. 2013115370;

- (b) First Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Estates of Wedgewood Falls, under Document No. 2014025906;

- (5) the name and mailing address of the Association is:

- (a) The Estates of Wedgewood Falls Homeowners Association, Inc., c/o IMC Property Management, 3500 West Davis Street, Suite 190, Conroe, Texas 77034;

- (6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

(a) IMC Property Management, 3500 West Davis Street, Suite 190, Conroe, Texas 77034;

(b) (936) 756-0032;

(c) info@imcmanagement.net;

(7) The Association's website address is: <https://theestatesofwedgewoodfallshoa.com/>;

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

(a) Resale Certificate Fee - \$175.00;

(b) Transfer Fee - \$175.00;

(c) Capitalization Fee - \$200.00

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 21 DAY OF September, 2021.

By: Jennifer Skinner, on behalf of
IMC Property Management, Managing Agent for
The Estates of Wedgewood Falls Homeowners Association, Inc.
Jennifer Skinner
Print Name

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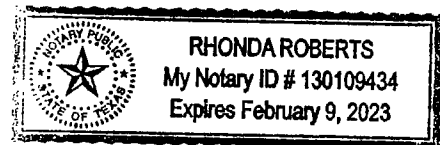
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BEFORE ME, the undersigned authority, on this day personally appeared Jennifer Skinner, of IMC Property Management, Managing Agent for The Estates of Wedgewood Falls Homeowners Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 21st day of September, 2021.

Shanda Roberts
Notary Public, State of Texas

E-RECORDED BY:
HOLT & YOUNG, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024



E-FILED FOR RECORD

09/22/2021 08:28AM



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.

09/22/2021



County Clerk
Montgomery County, Texas