

MANAGEMENT CERTIFICATE  
OF  
LAKE CONROE COVE HOMEOWNERS ASSOCIATION, INC.

The undersigned, being an officer or managing agent of Lake Conroe Cove Homeowners Association, Inc., a Texas nonprofit corporation (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Lake Conroe Cove.
2. The name of the Association: Lake Conroe Cove Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Montgomery County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Lake Conroe Cove, recorded in Document No. 2025121133, Official Public Records of Montgomery County, Texas, as the same may be amended from time to time (the “**Declaration**”).
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Lake Conroe Cove Homeowners Association, Inc., c/o Goodwin & Company, 28420 Hardy Toll Road, Suite 210, Spring, Texas 77373, Attn: Kristen Craig.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

|                   |   |
|-------------------|---|
| Name:             | Lake Conroe Cove<br>Homeowners Association, Inc.<br>c/o Goodwin & Company |
| Mailing Address:  | 28420 Hardy Toll Road, Suite 210<br>Spring, Texas 77373                   |
| Attn:             | Kristen Craig   |
| Telephone Number: | 855-289-6007  |
| Email Address:    | <a href="mailto:info@goodwintx.com">info@goodwintx.com</a>                |

7. Website to access the Association’s dedicatory instruments:  
[www.goodwintx.com](http://www.goodwintx.com)

8. Amount and description of fees related to property transfer in the subdivision:

The Association fees are in the following amounts:

Working Capital Assessment - An amount equal to the annual Regular Assessments for the year in which the Lot is conveyed

Reserve Fund Contribution - An amount equal to one-half (1/2) of the annual Regular Assessments for the year in which the Lot is conveyed

Transfer Fee - \$275.00.

Builder Package Fee - \$70.00.

Refinance Fee - \$95.00.

Resale Certificate Fee - \$375.00.

Updated Resale Certificate Fee - \$75.00.

Resale Certificate Rush Fee (1 Business Day): \$290.00.

Resale Certificate Rush Fee (3 Business Days): \$190.00.

Resale Certificate Rush Fee (5 Business Days): \$90.00.

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

*[SIGNATURE PAGE FOLLOWS]*

This Certificate is effective as of the date this instrument is recorded in the Official Public Records of Montgomery County, Texas.

**LAKE CONROE COVE  
HOMEOWNERS ASSOCIATION, INC.,**  
a Texas nonprofit corporation

By: Amber MacLellan  
Printed Name: Amber MacLellan  
Title: President

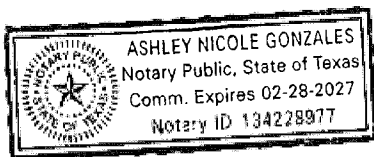
STATE OF TEXAS

COUNTY OF Montgomery

This instrument was acknowledged before me on the 10th day of November, 2025, by Amber MacLellan, as President of LAKE CONROE COVE HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)

Ashley Gonzales  
Notary Public Signature



**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
600 W. 5<sup>th</sup> Street, Suite 900  
Austin, TX 78701  
Email: rburton@winstead.com

### ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Lake Conroe Cove, recorded in Document No. 2025121133, Official Public Records of Montgomery County, Texas, as corrected by that certain Non-Material Correction Instrument, recorded in Document No. 2025127589, Official Public Records of Montgomery County, Texas, as the same may be amended from time to time.
2. Lake Conroe Cove Adoption of Working Capital Assessment, recorded in Document No. 2025126853, Official Public Records of Montgomery County, Texas.
3. Lake Conroe Cove Adoption of Reserve Fund Contribution, recorded in Document No. 2025126854, Official Public Records of Montgomery County, Texas.
4. Lake Conroe Cove Community Manual, recorded in Document No. 2025126855, Official Public Records of Montgomery County, Texas, as the same may be amended and supplemented from time to time.

**E-FILED FOR RECORD**

12/12/2025 11:53AM



*L. Brandon Steinmann*

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.

**12/12/2025**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas