

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
WESTRIDGE PROPERTY OWNERS ASSOCIATION**

The undersigned certifies that Investment Management Company is the duly appointed and acting management company for WESTRIDGE PROPERTY OWNERS ASSOCIATION(the "Association"). The Association is the property owners' association for Westridge Section One, Westridge Section Two and Westridge Section Three, subdivisions in Walker County, Texas. This Management Certificate is filed by the Association pursuant to Section 209.004 of the TEXAS PROPERTY CODE.

- Name of Subdivision:**
- Westridge Section One
 - Westridge Section Two
 - Westridge Section Three
- Name of Association:**
- Westridge Property Owners Association
- Recording Data for the Subdivision:**
- *Westridge Section One* – Volume 1, Page 31, Plat Records, Walker County, Texas
 - *Westridge Section Two* – Volume 1, Page 34, Plat Records, Walker County, Texas
 - *Westridge Section Three* – Volume 1, Pages 57-57A, Plat Records, Walker County, Texas
- Recording Data for the Restrictions:**
- *Restrictions-Section One (1976)* – Volume 294, Page 484, Deed Records, Walker County, Texas
 - *Restrictions-Section Two (1977)* – Volume 304, Page 476, Deed Records, Walker County, Texas
 - *Restrictions-Section Three (1979)* – Volume 333, Page 255, Deed Records, Walker County, Texas
 - *Amendment to Restrictions-Section Three (1983)* – Volume 407, Page 201, Deed Records, Walker County, Texas
 - *Amendment to Restrictions-Section One (2011)* – Clerk's File No. 7265 (Volume 999, Page 55), Official Records, Walker County, Texas
 - *Amendment to Restrictions-Section Two (2011)* – Clerk's File No. 7264 (Volume 999, Page 54), Official Records, Walker County, Texas
 - *Amendment to Restrictions-Section Three (2011)* – Clerk's File No. 7266 (Volume 999, Page 56), Official Records, Walker County, Texas

Recording Data for Relevant Documents:

- *Articles of Incorporation* – Clerk's File No.9361 (Volume 1102, Page 633), Official Records, Walker County, Texas
- *Bylaws* – Clerk's File No. 9361 (Volume 1102, Page 638), Official Records, Walker County, Texas
- *Alternative Payment Schedule Guidelines-Payment Plan* – Clerk's File No. 8681 (Volume 1006, Page 126), Official Records, Walker County, Texas
- *Delegation of Authority & Duties-Section One* – Volume 324, Page 25, Official Records, Walker County, Texas
- *Delegation of Authority & Duties-Section Two* – Volume 324, Page 23, Official Records, Walker County, Texas
- *Delegation of Authority & Duties-Section Three* – Volume 1024, Page 742, Official Records, Walker County, Texas

Website:

- www.westridgepoa.com

Transfer Fee:

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

Mailing Address for the Association:

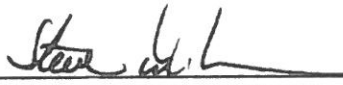
WESTRIDGE PROPERTY OWNERS
ASSOCIATION
c/o Investment Management Company
3500 West Davis, Suite 190
Conroe, Texas 77304

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

Melissa Bessey
Investment Management Company
3500 West Davis, Suite 190
Conroe, Texas 77304
Tel: 936-756-0032
Email: mbessey@incmanagement.net

Signed this 16th day of August, 2021.

INVESTMENT MANAGEMENT COMPANY



STEVE DURHAM, President

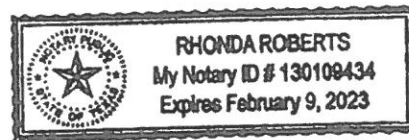
STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 16TH day of August, 2021, by STEVE DURHAM, President of Investment Management Company, the management company for WESTRIDGE PROPERTY OWNERS ASSOCIATION, 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



Walker County
Kari A. French
Walker County Clerk

Instrument Number: 71723

ERecordings-RP

NOTICE

Recorded On: August 30, 2021 08:28 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Instrument Number: 71723
Receipt Number: 20210830000001
Recorded Date/Time: August 30, 2021 08:28 AM
User: Jessica D
Station: Recording

Record and Return To:

CSC Global



STATE OF TEXAS
COUNTY OF WALKER

I hereby certify that this Instrument was FILED in the Instrument Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Walker County, Texas.

Kari A. French
Walker County Clerk
Walker County, TX

Kari A. French