



MANAGEMENT CERTIFICATE

LAKE BONANZA PROPERTY OWNERS' ASSOCIATION, INC.

The undersigned certifies that she is the President for Lake Bonanza Property Owners Association, Inc. (the "Association"). The Association is the property owners' association for Lake Bonanza, a subdivision in Montgomery County, Texas. This Management Certificate is filed by the Association pursuant to Section 209.004 of the Texas Property Code.

Name of Subdivision: LAKE BONANZA

Name of Association: LAKE BONANZA PROPERTY OWNERS ASSOCIATION, INC.

Recording Data for the Subdivision: Lake Bonanza Subdivision, Section I – Volume 5, Page 335-337 and Volume 5, Page 381 of the Map Records of Montgomery County, Texas.

Lake Bonanza Subdivision, Section II – Volume 5, Page 433 of the Map records of Montgomery County, Texas.

Lake Bonanza Subdivision, Section III – Volume 5, Page 461 of the Map records of Montgomery County, Texas.

Lake Bonanza Subdivision, Section IV – Volume 5, Page 485 of the Map records of Montgomery County, Texas.

Lake Bonanza Subdivision, Section VI – Cabinet Z, Sheet 9734 of the Map records of Montgomery County, Texas.

Acreage tracts described as FIFTH and SIXTH excepted tracts in Deed dated October 8, 1963 from Bonanza Corporation to LAKE BONANZA PROPERTY OWNERS ASSOCIATION, INC., of record in Volume 551, Page 618 of the Deed Records of Montgomery County, Texas.

Certificate of Authenticity of Dedicatory Instruments of Lake Bonanza Property Owners Association, Inc. recorded March 12, 2012, which includes Exhibit "A" Articles of Incorporation dated September 14, 1963, and Exhibit "B" By-Laws dated March 3, 2012 (rev.).

Recording Data for the Restrictions: Instrument dated May 20, 1960, of record in Volume 484, Page 188 of the Deed Records of Montgomery County, Texas (Section I).

Instrument dated February 1, 1963, of record in Volume 539, Page 461 of the Deed Records of Montgomery County, Texas (Sections II and III).

DOC #2024110404

Instrument Dated July 31, 1963 of Record in
Volume 547, Page 116 of the Deed Records of
Montgomery County, Texas (Section IV).

Instrument Dated October 8, 1963 of Record in
Volume 551, Page 618 of the Deed Records of
Montgomery County, Texas.

Instrument Dated July 21, 2023 of Record in
Volume __, Page __ (doc#2023067776) of the
Deed Records of Montgomery County, Texas
(Section VI)

The Association's Property Transfer fee	\$150.00
The Association's Resale Certificate fee	\$375.00
The Association's Resale Certificate Update fee	\$75.00
The Association's Resale Certificate Rush fee (less than 3 business days)	\$100.00

Mailing Address for the Association 5956 Cessna Dr.
Montgomery, Texas 77316

Website Address lakebonanzapoa.org

**Name, Mailing Address, Telephone and
Email Address of Person Managing
the Association or Designated
Representative** Property Association Manager
5956 Cessna Dr.
Montgomery, Texas 77316
(936) 588-3561
manager@lakebonanzapoa.org

SIGNED this 1 day of NOVEMBER, 2024

Lake Bonanza Property Owners Association, Inc.

By Jimmy Goddard
Jim Goddard, President

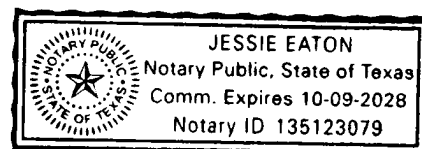
STATE OF TEXAS

COUNTY OF MONTGOMERY

This Instrument was Acknowledged before me in Montgomery County on 1 Day of
November, 2024 by Jim Goddard, of LAKE BONANZA PROPERTY OWNERS'
ASSOCIATION INC. A Texas Nonprofit Corporation, on behalf of said Corporation.

Jessie Eaton
Notary Public- State of Texas

AFTER RECORDING RETURN TO:
Lake Bonanza Property Owners Association Inc.
5956 Cessna Dr.
Montgomery, Texas 77316



FILED FOR RECORD
11/01/2024 12:55PM



L. Brandon Steinmann
County Clerk
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was filed in the file number
sequence on the date and time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

11/01/2024



L. Brandon Steinmann
County Clerk
Montgomery County, Texas

ORIGINAL RETURNED AT TIME OF RECORDATION