

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE

PROPERTY OWNERS ASSOCIATION OF SPRING BRANCH CROSSING

The undersigned certifies that Investment Management Company is the managing company for PROPERTY OWNERS ASSOCIATION OF SPRING BRANCH CROSSING (the "Association"). The Association is the property owners' association for Spring Branch Crossing Section 1, 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 Subdivisions:** • Spring Branch Crossing Section 1
- Name of Association:** • Property Owners Association of Spring Branch Crossing
- Recording Data for the Subdivision:** • *Section 1* – Clerk's File No. 2022-055594 [Cabinet Z, Sheets 8535-8537, Map Records], Official Records, Montgomery County, Texas
- Recording Data for the Restrictions:** • *Declaration of Covenants, Conditions, and Restrictions* – Clerk's File No. 2022-061974, Official Records, Montgomery County, Texas
- *First Amended and Restated Declaration of Covenants, Conditions, and Restrictions* – Clerk's File No. 2022-080307, Official Records, Montgomery County, Texas
- Other Relevant Instruments:** • *Certificate of Formation* – Clerk's File No. 2022-079000, Official Records, Montgomery County, Texas
- *Bylaws* – Clerk's File No. 2022-079001, Official Records, Montgomery County, Texas
- *ACC Guidelines and Regulations* – Clerk's File No. 2022-079001, Official Records, Montgomery County, Texas
- *Payment Plan Policy* – Clerk's File No. 2022-080308, Official Records, Montgomery County, Texas
- *Records Production Policy* – Clerk's File No. 2022-080310, Official Records, Montgomery County, Texas
- *Records Retention Schedule* – Clerk's File No. 2022-080309, Official Records, Montgomery County, Texas

- Website:** • <http://www.sbcpoa.com>
- Reserve Contribution:** • **\$100.00 to Property Owners Association of Spring Branch Crossing**
- Transfer Fee:** • **\$175.00 to Investment Management Company**
- Refinance Fee:** • **\$175.00 to Investment Management Company**
- Resale Certificate Fee:** • **\$175.00 to Investment Management Company**
- Mailing Address of the Association:** Property Owners Association of Spring Branch Crossing
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:** Cristiana Myers
Investment Management Company
3500 West Davis, Suite 190
Conroe, Texas 77304
Tel: 936-756-0032
Email: info@imcmanagement.net

Signed this the 29 day of June, 2022.

INVESTMENT MANAGEMENT COMPANY



STEVE DURHAM, President

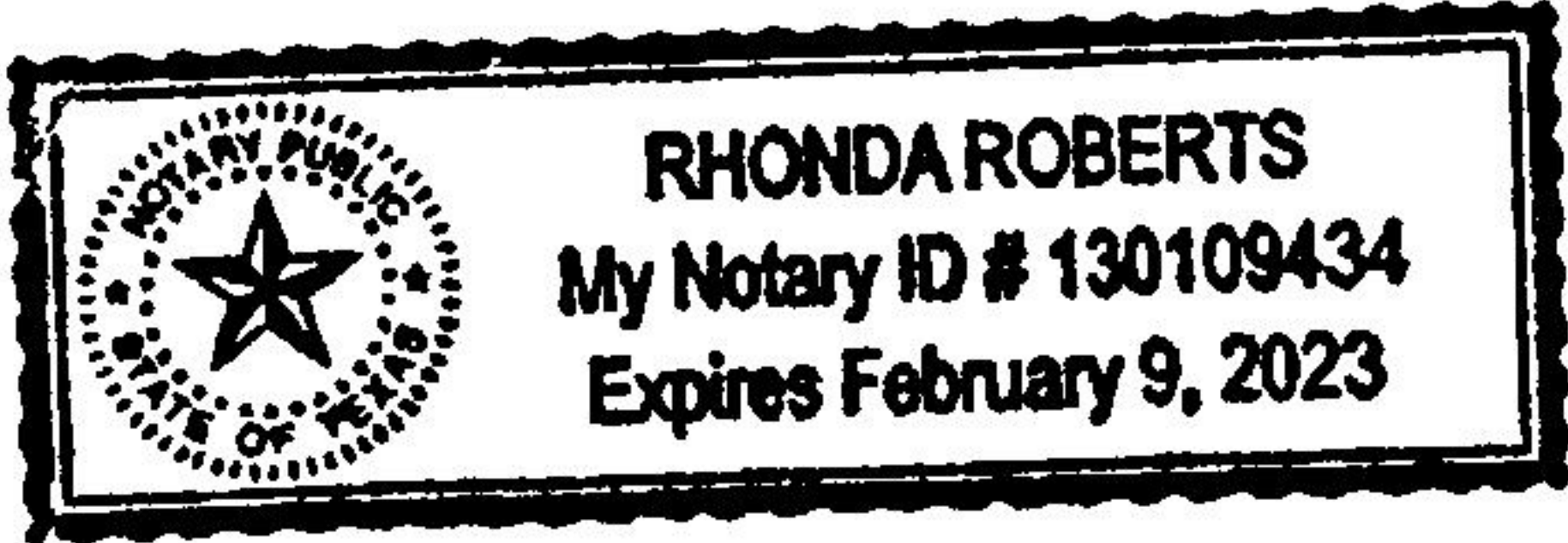
STATE OF TEXAS §
 §
 COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 29th day of June, 2022, by STEVE DURHAM, President of Investment Management Company, the Managing Agent for PROPERTY OWNERS ASSOCIATION OF SPRING BRANCH CROSSING, 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



E-FILED FOR RECORD

06/30/2022 08:33AM



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.

06/30/2022



County Clerk
Montgomery County, Texas