PROPERTY OWNERS' ASSOCIATION

MANAGEMENT CERTIFICATE

NORTHCREST RANCH PROPERTY OWNERS' ASSOCIATION, INC.

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

Name of Subdivisions:

- Northcrest Ranch Section One
- Northcrest Ranch Section Two
- Northcrest Ranch Section Three

Name of Association:

- Northcrest Ranch Property Owners' Association, Inc.

Recording Data for the Subdivision:

- ***Section One*** – Clerk's File No. 9782450 [Cabinet K, Sheets 55-56, Map Records] Official Records, Montgomery County, Texas
- ***Section Two*** – Clerk's File No. 9894506 [Cabinet L, Sheets 83-84, Map Records] Official Records, Montgomery County, Texas
- ***Section Three*** – Clerk's File No. 2000-006897 [Cabinet N, Sheets 87-90, Map Records] Official Records, Montgomery County, Texas

Recording Data for the Restrictions:

- ***Section One*** – Clerk's File No. 9782767, Official Records, Montgomery County, Texas
- ***Section Two*** – Clerk's File No. 9878579, Official Records, Montgomery County, Texas
- ***Section Three*** – Clerk's File No. 2000-009073, Official Records, Montgomery County, Texas

Other Relevant Instruments:

- ***Articles of Incorporation*** – Clerk's File No. 99107311, Official Records, Montgomery County, Texas
- ***Bylaws*** – Clerk's File No. 99107311, Official Records, Montgomery County, Texas; and ***Amendment of the Bylaws*** - Clerk's File No. 2018-086216, Official Records, Montgomery County, Texas
- ***Transfer of Control-Assignment of Developer's Rights*** - Clerk's File Nos. 99024708 and 99035153, Official Records, Montgomery County, Texas

- ***Management Company Fine and Fee Schedule*** – Clerk's File No. 99107311, Official Records, Montgomery County, Texas
- ***ACC Fine and Fee Schedule*** – Clerk's File No. 99107311, Official Records, Montgomery County, Texas
- ***Payment Plan Policy*** – Clerk's File No. 2011-112535, Official Records, Montgomery County, Texas
- ***Records Production Policy*** – Clerk's File No. 2011-112534, Official Records, Montgomery County, Texas
- ***Records Retention Schedule*** – Clerk's File No. 2011-112536, Official Records, Montgomery County, Texas
- ***Regulations for Solar Panels*** – Clerk's File No. 2011-112533, Official Records, Montgomery County, Texas
- ***Regulations for Rain Barrels & Water Harvesting*** – Clerk's File No. 2011-112532, Official Records, Montgomery County, Texas
- ***Regulations for Flags & Flagpoles*** – Clerk's File No. 2011-112531, Official Records, Montgomery County, Texas
- ***Rescission of Policy (Horseback Riding in Detention Reserves)***– Clerk's File No. 2022-105485, Official Records, Montgomery County, Texas
- ***Guidelines for Display of Religious Items*** – Clerk's File No. 2021-177486, Official Records, Montgomery County, Texas
- ***Policy for Association Contracts*** – Clerk's File No. 2021-177487, Official Records, Montgomery County, Texas
- ***Guidelines for Swimming Pool Enclosures*** – Clerk's File No. 2021-177488, Official Records, Montgomery County, Texas
- ***Guidelines for Security Measures*** – Clerk's File No. 2021-177489, Official Records, Montgomery County, Texas
- ***TPC Chapter 209 Hearings Procedure*** – Clerk's File No. 2022-000360, Official Records, Montgomery County, Texas

Website:
- www.northcrestranchcommunity.com

Transfer/Refinance Fees:
- **$275.00/lot to Investment Management Company**

Resale Certificate Fee:
- **$275.00/lot to Investment Management Company**

Mailing Address of the Association:

Northcrest Ranch Property Owners' Association, Inc.
c/o Investment Management Company
2109 W. Davis, Suite C
Conroe, Texas 77304

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

Tammy Perry
Investment Management Company
2109 W. Davis, Suite C
Conroe, Texas 77304
Tel: 936-756-0032
Email: info@imcmanagement.net

Signed this 18th day of August, 2026.

INVESTMENT MANAGEMENT COMPANY

TAMMY PERRY, President

STATE OF TEXAS §
§
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 18th day of August, 2026, by TAMMY PERRY, President of Investment Management Company, the Managing Agent for Northcrest Ranch Property Owners' Association, Inc., 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

EDNA ISABEL ORTIZ
Notary ID #126197505
My Commission Expires
June 12, 2028

Doc #: 2026088591
Pages 4

E-FILED FOR RECORD
08/18/2026 02:29PM



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.

08/18/2026

