

**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

- ***Collection Policy*** – Clerk’s File No. 2024-002543, Official Records, Montgomery County, Texas
  - ***Governing Documents Enforcement & Fine Policy*** - Clerk’s File No. 2024-002545, 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](http://www.northcrestranchcommunity.com)

**Transfer Fees:**

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

**Mailing Address of the Association:**

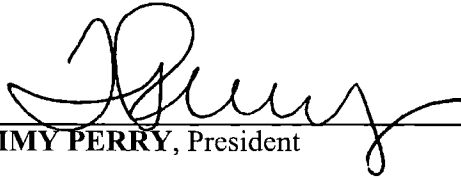
Northcrest Ranch Property Owners' Association, Inc.  
 c/o Investment Management Company  
 3500 West Davis, Suite 190  
 Conroe, Texas 77304

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

Kerrie Stone  
 Investment Management Company  
 2002 Timberloch Place, Suite #420  
 The Woodlands, Texas 77380  
 Tel: 281-419-1653  
 Email: [kstone@imcmanagement.net](mailto:kstone@imcmanagement.net)

Signed this 9<sup>th</sup> day of January, 2024

**INVESTMENT MANAGEMENT COMPANY**



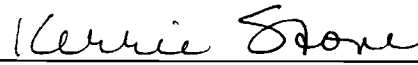
TAMMY PERRY, President

STATE OF TEXAS

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COUNTY OF MONTGOMERY

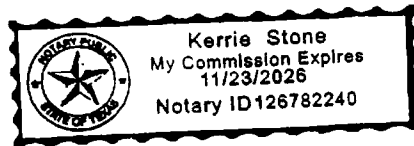
This instrument was acknowledged before me on the 9<sup>th</sup> day of January, 2024, by TAMMY PERRY, President of Investment Management Company, the Managing Agent for Northcrest Ranch Property Owners' Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



Notary Public - State of Texas

AFTER RECORDING RETURN TO:

**BRYAN P. FOWLER**  
**The Fowler Law Firm**  
**505 West Davis**  
**Conroe, Texas 77301**



E-FILED FOR RECORD

01/09/2024 11:40AM



*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.

01/09/2024



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas