

**PROPERTY OWNER'S ASSOCIATION
MANAGEMENT CERTIFICATE
WALNUT COVE PROPERTY OWNERS ASSOCIATION, INC.**

The undersigned certifies that he is the President of WALNUT COVE PROPERTY OWNERS ASSOCIATION, INC. (the "Association"). The Association is the property owners' association for Walnut Cove Section One, Walnut Cove Section Two, Walnut Cove Section Three and Walnut Cove Section Four, 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 Subdivision:**
- Walnut Cove Section One
 - Walnut Cove Section Two
 - Walnut Cove Section Three
 - Walnut Cove Section Four
- Name of Association:**
- Walnut Cove Property Owners Association, Inc.
- Recording Data for the Subdivision:**
- ***Walnut Cove Section One*** - Clerk's File No. 8143839 [Cabinet C, Sheets 181A-181C, Map Records], Official Records, Montgomery County, Texas
 - ***Walnut Cove Section Two*** - Clerk's File No. 8143840 [Cabinet C, Sheet 182B, Map Records], Official Records, Montgomery County, Texas
 - ***Walnut Cove Section Three*** - Clerk's File No. 8618282 [Cabinet E, Sheets 155A-155B, Map Records], Official Records, Montgomery County, Texas
 - ***Walnut Cove Section Four*** - Clerk's File No. 2004-083956 [Cabinet W, Sheets 105-106, Map Records], Official Records, Montgomery County, Texas
- Recording Data for the Restrictions:**
- ***Restrictions for Walnut Cove Subdivision, Section One*** - Clerk's File No. 8208267, Official Records, Montgomery County, Texas
 - ***Restrictions for Walnut Cove Subdivision, Section Two*** - Clerk's File No. 8311286, Official Records, Montgomery County, Texas

Recording Data for the Relevant Instruments:

- ***Restrictions for Walnut Cove Subdivision, Section Three*** - Clerk's File No. 8623260 and 8624599, Official Records, Montgomery County, Texas
- ***Restrictions for Walnut Cove Subdivision Section Four (Deed Attachment)*** - Clerk's File No. 2001-038147, Official Records, Montgomery County, Texas
- ***Restrictions for Walnut Cove (Sections 1, 2 & 3)*** - Clerk's File No. 2020-016631, Official Records, Montgomery County, Texas
- ***Articles of Incorporation*** - Clerk's File No. 2000-046830, Official Records, Montgomery County, Texas
- ***Bylaws*** - Clerk's File No. 2000-046830, Official Records, Montgomery County, Texas
- ***First Amendment to Bylaws*** - Clerk's File No. 2013-033035, Official Records, Montgomery County, Texas
- ***Architectural Control Guidelines and Regulations*** - Clerk's File No. 2012-038530, Official Records, Montgomery County, Texas
- ***ACC Building/Improvement Application*** - Clerk's File No. 2021-115364, Official Records, Montgomery County, Texas
- ***Payment Plan Policy*** - Clerk's File No. 2012-038527, Official Records, Montgomery County, Texas
- ***Records Production Policy*** - Clerk's File No. 2012-038529, Official Records, Montgomery County, Texas
- ***Records Retention Schedule*** - Clerk's File No. 2012-038528, Official Records, Montgomery County, Texas
- ***Collection Policy*** - Clerk's File No. 2010-103824, Official Records, Montgomery County, Texas
- ***Parking and Towing Policy*** - Clerk's File No. 2018-083141, Official Records, Montgomery County, Texas

- **Lot Access & Deed Restriction Enforcement Policy** - Clerk's File No. 2018-091180, Official Records, Montgomery County, Texas
- **Pavillion Rental Agreement** - Clerk's File No. 2019-049063, Official Records, Montgomery County, Texas
- **Fee Schedule** - Clerk's File No. 2021-115363, Official Records, Montgomery County, Texas
- **Agreement to Pay Delinquent Payment Assessments in Installments** - Clerk's File No. 2019-049065, Official Records, Montgomery County, Texas

Website:

- www.walnutcovepoa.com

Transfer Fee:

- **\$175.00/lot to Walnut Cove Property Owners Association, Inc.**

Resale Certificate Fee:

- **\$250.00/lot to Walnut Cove Property Owners Association, Inc.**

Mailing Address for the Association:

Walnut Cove Property Owners Association, Inc.
11182 Appletree
Willis, Texas 77318

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

Walnut Cove Property Owners Association, Inc.
Attn: Lindsey McKibbins
11182 Apple Tree St.
Willis, Texas 77318
Tel: 936-701-4036
Email: walnutcovepoa@yahoo.com

Signed this 20 day of December, 2021

WALNUT COVE PROPERTY OWNERS ASSOCIATION, INC.



SHERRY DEFATTA, Secretary

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 20 day of December, 2021, by SHERRY DEFATTA, as Secretary of WALNUT COVE 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

01/04/2022 08:36AM



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.

01/04/2022



County Clerk
Montgomery County, Texas

