

CORPORATE CERTIFICATE
POINT AQUARIUS PROPERTY OWNERS ASSOCIATION

The undersigned certifies that he is the Attorney for POINT AQUARIUS PROPERTY OWNERS ASSOCIATION (the "Association"). The Association is the property owners' association for Point Aquarius, Sections One, Two, Three, Four, Five, Six and Seven, and Summerchase Section One, subdivisions in Montgomery County, Texas, according to the maps or plats thereof recorded in the Map Records of Montgomery County, Texas.

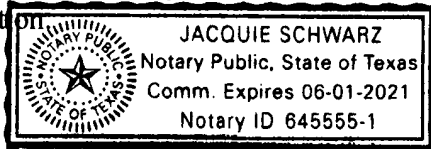
The Association is a Texas nonprofit corporation, and attached to this certificate is a true and correct copy of the Association's SCHEDULE OF ASSESSMENTS, FEES, FINES, DEPOSITS AND OTHER CHARGES.

Signed this 16th day of January, 2019.

[Signature]
BRYAN P. FOWLER, Attorney for the Association

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

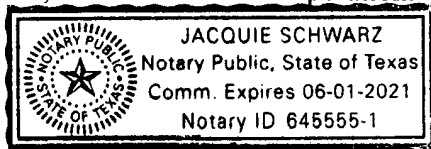
SWORN TO AND SUBSCRIBED BEFORE ME on the 16th day of January, 2019, by BRYAN P. FOWLER, Attorney for POINT AQUARIUS PROPERTY OWNERS ASSOCIATION, a Texas nonprofit corporation



[Signature]
Notary Public - State of Texas

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 16th day of January, 2019, by BRYAN P. FOWLER, Attorney for POINT AQUARIUS PROPERTY OWNERS ASSOCIATION, a Texas nonprofit corporation, on behalf of said corporation.



[Signature]
Notary Public - State of Texas

AFTER RECORDING RETURN TO:
BRYAN P. FOWLER
The Fowler Law Firm
300 West Davis, Suite 510
Conroe, Texas 77301

Point Aquarius Property Owners Association
Schedule of Assessments, Fees, Fines, Deposits and Other Charges

January 1, 2019

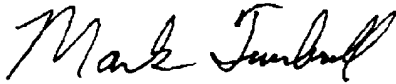
Item	Description	Amount
Assessments		
ASSESSMENTS: General POA Assessment	ANNUAL DUES - SECTIONS 1 - 10	\$ 970.00
ASSESSMENTS: General POA Assessment	DISCOUNT FOR ANNUAL PAYMENT - SECTIONS 1 - 10 if annual dues paid in full on or before January 31st	\$ (120.00)
ASSESSMENTS: General POA Assessment - Monthly	<i>if paying Annual dues MONTHLY - SECTIONS 1 - 4 & 6 - 10</i> First payment due January 1st	\$ 80.84
ASSESSMENTS: SEC 5A - Operations Fee	ANNUAL Dues (Operations Fee) - SECTION 5A Estates	\$ 180.00
ASSESSMENTS: SEC 5B - Operations Fee	ANNUAL Dues (Operations Fee) - SECTION 5B Estates	\$ 25.00
ASSESSMENTS: Sec 5A - General POA Assessment + 5A Operations Fee - Monthly	<i>if paying Annual dues MONTHLY - SECTIONS 5A</i> First payment due January 1st	\$95.84
ASSESSMENTS: Sec 5A - General POA Assessment + 5B Operations Fee - Monthly	<i>if paying Annual dues MONTHLY - SECTIONS 5B</i> First payment due January 1st	\$82.92
ASSESSMENTS: SEC 5 LATE PAYMENT FEE - Operations fee	Late Payment Fee per Quarter if not current	\$ 10.00
ASSESSMENTS: POA Quarterly Late Payment Penalty	Late Payment Fee per Quarter if not current	\$ 85.00
ASSESSMENTS: POA Quarterly Late Payment Penalty - Monthly Dues	Late Payment Fee per Quarter if not current	\$ 30.00
ASSESSMENTS: POA Quarterly Late Payment Penalty Y - Payment Plan Agreements	Late Payment Fee per Quarter if not current	\$ 30.00
Fees		
COMMUNITY CENTER RENTAL FEE		\$ 200.00
BUILDING PERMIT FEE	NONREFUNDABLE FEE	\$ 2,000.00
TRANSFER FEE	TRANSFER FEE (\$175 TO IMC PLUS \$200 TO POA)	\$ 375.00
RESALE CERTIFICATE FEE	RESALE CERTIFICATE FEE (\$175 TO imc)	\$ 175.00
TENANT PROCESSING FEE	NEW TENANT FEE	\$ 50.00
STORAGE LOT ANNUAL FEE	ANNUAL FEES	\$ 240.00
STORAGE UNIT LATE PAYMENT FEE	Late Payment Fee per Quarter if not current	\$ 30.00
SEC 7 MARINA UNCOVERED BOAT SLIP	PURCHASE RIGHTS OF UNCOVERED BOAT SLIP	\$ 1,800.00
SEC 7 MARINA COVERED BOAT SLIP	PURCHASE RIGHTS OF COVERED BOAT SLIP	\$ 3,000.00
SEC 7 MARINA ANNUAL FEE - UNCOVERED BOAT SLIP	BOAT SLIP ANNUAL FEES	\$ 240.00
SEC 7 MARINA ANNUAL FEE - COVERED BOAT SLIP	BOAT SLIP ANNUAL FEES	\$ 300.00
SEC 7 MARINA LATE PAYMENT FEE	Late Payment per Quarter if not current	\$ 30.00
SEC 7 MARINA MARINE SHORE POWER	MONTHLY FEE IF USAGE OVER 400 KWH PER MONTH	\$ 25.00

Point Aquarius Property Owners Association
Schedule of Assessments, Fees, Fines, Deposits and Other Charges

January 1, 2019

Item	Description	Amount
Fines		
COMMUNITY CENTER:		
1. TRASH NOT IN DUMPSTERS PROVIDED		\$ 20.00
2. FOOD LEFT IN REFRIGERATOR		\$ 20.00
3. KITCHEN NOT TIDY		\$ 20.00
4. TABLES/CHAIRS NOT PUT AWAY		\$ 20.00
5. FURNITURE NOT IN ORIGINAL LOCATION		\$ 20.00
6. DECORATIVE ITEMS DAMAGED OR REMOVED	FURNITURE, PICTURES, ETC.	\$ 100.00
7. SMOKING MATERIAL & LITTER OUTSIDE COMMUNITY CENTER		\$ 50.00
8. DOOR KEY NOT RETURNED/LOST		\$ 50.00
9. PARTY DECORATIONS NOT REMOVED		\$ 20.00
10. PARTY DECORATIONS ATTACHED TO WALLS/CEILING		\$ 100.00
11. LEAVING LIGHTS ON AFTER EVENT		\$ 20.00
12. NOT RESETTING THERMOSTAT	80 DEGREES (AIR COND) OR 60 DEGREES (HEATING)	\$ 20.00
13. MINOR DAMAGE TO EXTERIOR OF BUILDING		\$ 100.00
14. DAMAGE TO APPLIANCES OR BATHROOM FIXTURES		\$ 100.00
15. DAMAGE CAUSED BY OUTDOOR COOKING		\$ 100.00
16. SERVING ALCOHOL WITHOUT \$500 SECURITY DEPOSIT		\$ 250.00
17. LEAVING THE CLUBHOUSE UNLOCKED		\$ 50.00
18. MAJOR DAMAGE	COST TO REPAIR	ACTL CST
ARCHITECTURAL CONTROL CONSTRUCTION FINE	CONSTRUCTION VIOLATION FINE PER VIOLATION	\$ 250.00
	Every 10 days	
Deposits		
COMMUNITY CENTER RENTAL DEPOSIT	NO ALCOHOL SERVED	\$ 250.00
COMMUNITY CENTER RENTAL DEPOSIT	ALCOHOL SERVED	\$ 500.00
CONSTRUCTION DEPOSIT	REFUNDABLE CONSTRUCTION DEPOSIT	\$ 1,500.00
Other Charges		
ASSIGNMENT OF BOAT SLIP	OWNERSHIP TRANSFER	\$ 10.00
CERTIFIED MAIL	RETURN RECEIPT REQUESTED MAILINGS	\$ 10.00
COPIES	COPIES OF DOCUMENTS - PER PAGE	\$ 0.50
GATE CARDS	GATE CARDS PURCHASE OR REPLACEMENT	\$ 15.00
INSUFFICIENT CHECK CHARGE	NSF CHARGE	\$ 50.00
MARINA KEY	MARINA KEY REPLACEMENT	\$ 25.00
REMOTE SEC 5	REMOTE CONTROL REPLACEMENT	\$ 35.00
SMALL CLAIMS COURT FILING FEE / Legal Fees	REIMBURSEMENT OF CHARGES	ACTL CST

FILED FOR RECORD
01/16/2019 01:58PM



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.

01/16/2019



County Clerk
Montgomery County, Texas