



CORPORATE CERTIFICATE
LAKE CONROE FOREST OWNERS ASSOCIATION, INC.

The undersigned certifies that he/she is the President of Lake Conroe Forest Owners Association, Inc. (the "Association"). The Association is the property owners' association for Lake Conroe Forest, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in the Map Records of Montgomery County, Texas (the "Subdivision").

The Association is a Texas non-profit corporation, and a true and correct copy of the Community Building Rental policy of Lake Conroe Forest Owners Association, Inc. is attached to this certificate as Exhibit "A."

Signed this 17th day of NOVEMBER, 2011.

LAKE CONROE FOREST OWNERS ASSOCIATION, INC.

By: DAVID RUPP
DAVID RUPP, President

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

SWORN TO AND SUBSCRIBED BEFORE ME on the 17th day of November, 2011, by DAVID RUPP, President of LAKE CONROE FOREST OWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.

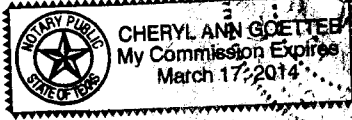
Cheryl Ann Goette
NOTARY PUBLIC, State of Texas
CHERYL ANN GOETTEE
My Commission Expires
March 17, 2014



THE STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 17th day of November, 2011, by DAVID RUPP, President of LAKE CONROE FOREST OWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.

Cheryl Goetter
NOTARY PUBLIC, State of Texas


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

Lake Conroe Forest Owners Association, Inc.
c/o Investment Management
3500 W Davis, Ste 190
Conroe, TX 77304
936-756-0032

COMMUNITY BUILDING LEASE

STATE OF TEXAS
COUNTY OF MONTGOMERY
Agreement Date: _____

This lease agreement is made & entered into at Conroe, Texas by and between Lake Conroe Forest Owners Association, Inc. or its authorized representative, herein referred to as LCFOA and _____ (Lessee), for the lease of the premises in Lake Conroe Forest known as the Lake Conroe Forest Community Building at 610 Navajo Street for the following date: _____. Access to the building is for the date of the rental agreement only not the day before or day after.

Lessee shall pay to LCFOA or its authorized representative the sum of \$ _____ rental fee and will be obtained by the Community Building Committee or authorized representative.

Lessee may use the leased premises for any and all legal purposes, but Lessee shall not commit or permit any act or acts in or on the leased premises or use the leased premises or suffer them to be used in any manner, which will increase the existing fire, liability, and other insurance rates on the leased premises. Further, Lessee shall make any and all repairs of the leased premises occasioned by his or her negligent use of the leased premises or the negligent use of the Lessee's agents, guests, or invites. In particular, Lessee shall:

1. Not allow any one to smoke in the building
2. Provide your own consumable paper goods
3. Damages to the building and/or equipment shall forfeit the deposit, and if damages exceed the deposit amount, Lessee shall be responsible for repair of damages to the satisfaction of the Community Building Committee or its authorized representative and the Board of Directors.
4. Leave the building and premises in a clean and sanitary condition
5. Remove your own trash and perishables
6. Properly use and operate all electrical, gas and plumbing fixtures and keep them clean and sanitary
7. Not permit any person on the premises to willfully or wantonly destroy, damage or remove any part of the leased premises or the facilities, equipment or appurtenances or supplies
8. Not allow any alcoholic beverages on premises
9. Not leave valuables in the building unattended

All equipment and supplies in the building are the property of LCFOA. Utensils and cookware may be used but must be left clean and returned to the place where you found them and in the condition you found them. Floors must be swept and mopped if needed. Tables, chairs, and counter tops wiped clean if used.

LCFOA shall not be held liable, and Lessee waives any and all claims for injury to or death of persons or damage or loss of property sustained by Lessee or Lessee's invitees or guest resulting from use of the leased premises or any part of it or any of its equipment or appurtenances being out of repair, or resulting directly or indirectly from any act or neglect of the Lessee or of any other person or from any other cause whatsoever except the gross negligence of LCFOA and shall so indemnify LCFOA accordingly against any and all such claims.

This agreement constitutes the sole and only agreement between the parties to this lease and supersedes any prior understanding, or oral agreement between the parties respecting the subject matter of this lease.

IN WITNESS OF THIS AGREEMENT the undersigned parties execute this agreement effective as of the date above.

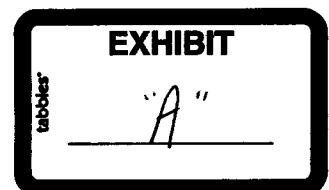
Deposit amount of \$ _____ plus Rental amount of \$ _____ is payable at the time of signing this agreement. Keys shall be returned the following business day after completion of this agreement. Deposit shall be returned upon equitable completion of this agreement. The Rental amount is not refundable for any reason.

By: _____ Printed name & Title: _____

Lessee: _____ Printed name, Phone #, Address: _____

_____ I have received a copy of this agreement

_____ I understand that there is no phone line available for use in the building



**Community Building Rental Policy
For Lake Conroe Forest Owners Association**

The enclosed building rental policy pertains to the property at 610 Navajo, Montgomery, Texas, 77316. Refer to Article VI, Section 2 of the Bylaws of the Association regarding use of facilities.

Investment Management is the authorized representative of the Community Building Committee. Contact the management company to schedule rental. Lessee must sign a rental agreement (attached) and pay deposit before rental can be scheduled.

Building rental fees:

Members:	\$ 60	Deposit,	\$ 100	Rental
Non Members:	\$ 60	Deposit,	\$ 160	Rental
Non Profit Organizations*:	\$ 60	Deposit,	No rental fee	

*Organizations must be approved by the Association Board of Directors to qualify for eliminated rental fee.

This Policy is effective upon recordation in the Public Records of Montgomery County, Texas, and supersedes any policy regarding records production which may have previously been in effect. Except as affected by the TEXAS PROPERTY CODE and/or by this Policy, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

This is to certify that the foregoing Policy was adopted by the Board of Directors by unanimous consent, effective as of NOVEMBER 14TH, 2011, until such date as it may be modified, rescinded or revoked.

The Board of Directors hereby approves and authorizes the above Policy.

Signed this 17TH day of NOVEMBER, 2011.

**LAK E CONRO E FOREST OWNERS
ASSOCIATIO N, INC.**

By : DAVID RUPP
DAVID RUPP, President

FILED FOR RECORD

12/13/2011 3:40PM

Mark Jumball

COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in file number
sequence on the date and at the time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

12/13/2011



Mark Jumball

County Clerk
Montgomery County, Texas