



**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**

*for*

**CYPRESS POINT COMMUNITY IMPROVEMENT ASSOCIATION, INC.**

THE STATE OF TEXAS     §  
                                          §  
COUNTY OF HARRIS     §

The undersigned, being the Managing Agent for Cypress Point Community Improvement Association, Inc., a non-profit corporation ("**Association**") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Cypress Point.
2. Name of Association: The name of the Association is Cypress Point Community Improvement Association, Inc.
3. Recording Data for the Subdivision:
  - a. Cypress Point, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 284, Page 8 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
  - b. Cypress Point, Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 304, Page 130 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
  - c. Cypress Point, Section Four (4), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 392074 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
  - d. Cypress Point, Section Five (5), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 421104 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
  - e. Cypress Point, Section Six (6), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 445089 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

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- f. Cypress Point, Section Seven (7), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 495142 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Cypress Point, Section Eight (8), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 521105 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Cypress Point Lake Estates, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 447134 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Cypress Point Lake Estates, Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 458037 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- j. Cypress Point Lake Estates, Section Three (3), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 506138 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- k. Cypress Point Lake Estates, Section Four (4), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 521112 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- l. Cypress Point Lake Estates, Section Five (5), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 533086 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:\*

- a. Documents:
  - (1) Declaration of Covenants, Conditions and Restrictions  
Cypress Point, Section One.
  - (2) Cypress Point, Section Two Declaration of Covenants,  
Conditions and Restrictions.
  - (3) Cypress Point, Section Four Declaration of Covenants,  
Conditions and Restrictions.
  - (4) Cypress Point, Section Five Declaration of Covenants,  
Conditions and Restrictions.
  - (5) Cypress Point, Section Six Declaration of Covenants,  
Conditions and Restrictions.

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- (6) Cypress Point, Section Seven Declaration of Covenants, Conditions and Restrictions.
- (7) Cypress Point, Section Eight Declaration of Covenants, Conditions and Restrictions.
- (8) Cypress Point Lake Estates, Section One Declaration of Covenants, Conditions and Restrictions.
- (9) First Amendment to Declaration of Covenants, Conditions and Restrictions for Cypress Point Lake Estates, Section One (1).
- (10) Cypress Point Lake Estates, Section Two Declaration of Covenants, Conditions and Restrictions.
- (11) Cypress Point Lake Estates, Section Three Declaration of Covenants, Conditions and Restrictions.
- (12) First Amendment to Cypress Point Lake Estates, Section Three Declaration of Covenants, Conditions and Restrictions.
- (13) Cypress Point Lake Estates, Section Four (4) Declaration of Covenants, Conditions and Restrictions.
- (14) Cypress Point Lake Estates, Section Five Declaration of Covenants, Conditions and Restrictions.
- (15) Annexation Agreement Cypress Point Community Improvement Association.
- (16) First Amended Agreement regarding Annexation of Additional Property into Cypress Point Community Improvement Association, Inc.
- (17) Annexation of Cypress Point Lake Estates, Section Two (2) a Harris County Subdivision into Cypress Point Community Improvement Association, Inc.
- (18) Annexation of Cypress Point Lake Estates, Section Three (3) a Harris County Subdivision into Cypress Point Community Improvement Association, Inc.

b. Recording Information:

- (1) Harris County Clerk's File No. F922828.
- (2) Harris County Clerk's File No. N530220.
- (3) Harris County Clerk's File No. T006317.
- (4) Harris County Clerk's File No. T892932.
- (5) Harris County Clerk's File No. U450921.
- (6) Harris County Clerk's File No. V442756.
- (7) Harris County Clerk's File No. W140861.
- (8) Harris County Clerk's File No. U499952.
- (9) Harris County Clerk's File No. U570645.
- (10) Harris County Clerk's File No. U761365 and re-recorded under Clerk's File No. U783874.
- (11) Harris County Clerk's File No. V715810 and re-recorded under Clerk's File No. V800279.
- (12) Harris County Clerk's File No. 20080546989.
- (13) Harris County Clerk's File No. X756675.
- (14) Harris County Clerk's File No. W675577.

- (15) Harris County Clerk's File No. N545861.
- (16) Harris County Clerk's File No. T841368.
- (17) Harris County Clerk's File No. V972092.
- (18) Harris County Clerk's File No. V972093.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Cypress Point Community Improvement Association, Inc. c/o Inframark, 2002 W. Grand Parkway N., Suite 100, Katy, Texas 77449.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Kelly Reznicek, Director of Property Management c/o Inframark. Address: 2002 W. Grand Parkway N., Suite 100, Katy, Texas 77449. Phone No.: 281.870.0585. Email Address: [customercare@inframark.com](mailto:customercare@inframark.com).
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://cypresspoint.nabrnetwork.com>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:


Description	Fee
Resale Certificate Fee	\$ 350.00
Resale Certificate Update Fee	\$ 75.00
Transfer Fee	\$ 350.00
Refinance Fee	\$ 100.00
Rush Fee	1 day \$185.00; 3 days \$150.00; 5 days \$125.00
Statement of Account	\$ 50.00

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Executed on this 3 day of December, 2021.

**CYPRESS POINT COMMUNITY  
IMPROVEMENT ASSOCIATION, INC.**

By: Inframark, Managing Agent

  
\_\_\_\_\_  
Alicia Newby, Community Manager

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS     §  
                                          §  
COUNTY OF HARRIS     §

BEFORE ME, the undersigned notary public, on this 3 day of Dec., 2021 personally appeared Alicia Newby, Community Manager for Inframark, Managing Agent for Cypress Point Community Improvement Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

  
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Notary Public in and for the State of Texas



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# Pages 6  
12/06/2021 08:47 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$34.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS