

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR
CYPRESS MILL HOMEOWNERS' ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Cypress Mill Homeowners' Association, Inc., a Texas non-profit corporation, files this Property Owners Association Management Certificate pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) The name of the association is Cypress Mill Homeowners' Association, Inc.;
- (2) The subdivision name(s), and recording data, recorded in the Map Records of Harris County, Texas, are as follows:
 - (a) Cypress Mill, Section One, under Clerk's Film Code No. 329095;
 - (b) Cypress Mill, Section Two, under Clerk's Film Code No. 375086;
 - (c) Cypress Mill, Section Three, under Clerk's Film Code No. 388059;
 - (d) Cypress Mill Estates, Section One, under Clerk's Film Code No. 404095;
 - (e) Cypress Mill Estates, Section Two, under Clerk's Film Code No. 428080;
 - (f) Cypress Mill Estates, Section Two, Amending Plat, under Clerk's Film Code No. 445127;
 - (g) Cypress Mill Estates, Section Three, under Clerk's Film Code No. 442009;
 - (h) Cypress Mill Estates, Section Four, under Clerk's Film Code No. 442013;
 - (i) Cypress Mill Park, Section One, under Clerk's Film Code No. 404098;
 - (j) Amending Plat of Cypress Mill Park, Section One, under Clerk's Film Code No. 417026;
 - (k) Cypress Mill Park, Section Two, under Clerk's Film Code No. 473143;
 - (l) Cypress Mill Park, Section Three, under Clerk's Film Code No. 497047;
 - (m) Cypress Mill Park, Section Four, under Clerk's Film Code No. 511058;
 - (n) Cypress Mill Park, Section Five, under Clerk's Film Code No. 530299;

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(3) The Declarations for the Association are recorded in the Real Property Records of Harris County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for Cypress Mill, Section One, under Clerk's File No. J18513;
- (b) Amendment to Declaration of Covenants, Conditions and Restrictions for Cypress Mill, Section One, under Clerk's File No. N620312;
- (c) Declaration of Covenants, Conditions and Restrictions of Cypress Mill, Section Two, under Clerk's File No. R826207;
- (d) First Amendment to Declaration of Covenants, Conditions and Restrictions of Cypress Mill, Section Two (A/K/A Cypress Mill Park), under Clerk's File No. R943951;
- (e) Declaration of Covenants, Conditions and Restrictions of Cypress Mill, Section Three A/K/A Cypress Mill Park, under Clerk's File No. S450607;
- (f) Declaration of Covenants, Conditions and Restrictions of Cypress Mill Estates, Section One, under Clerk's File No. T144073;
- (g) Declaration of Covenants, Conditions and Restrictions of Cypress Mill Estates, Section Two, under Clerk's File No. U111961;
- (h) Declaration of Covenants, Conditions and Restrictions of Cypress Mill Estates, Section Three, under Clerk's File No. U371626;
- (i) Declaration of Covenants, Conditions and Restrictions of Cypress Mill Estates, Section Four, under Clerk's File No. U371625;
- (j) Declaration of Covenants, Conditions and Restrictions of Cypress Mill Park, Section One, under Clerk's File No. T144074;
- (k) Declaration of Covenants, Conditions and Restrictions of Cypress Mill Park, Section Two, under Clerk's File No. U977339;
- (l) Declaration of Covenants, Conditions and Restrictions of Cypress Mill Park, Section Three, under Clerk's File No. V497735 and re-recorded to correct missing page, under Clerk's File No. V537157;
- (m) Declaration of Covenants, Conditions and Restrictions of Cypress Mill Park, Section Four, under Clerk's File No. V749749;
- (n) Declaration of Covenants, Conditions and Restrictions of Cypress Mill Park, Section Five, under Clerk's File No. W634634;

(4) the name and mailing address of the Association is Cypress Mill Homeowners' Association, Inc., c/o Principal Management Group of Houston, 11000 Corporate Centre Dr., Houston, Texas 77041.

(5) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

(a) Principal Management Group of Houston, 11000 Corporate Centre Dr., Houston, Texas 77041

(b) (713) 329-7100

(c) webmaster@pmghouston.com

(6) The Association's website address is:

<https://app.townsq.io/login>

The dedicatory instruments and governing documents listed above are available through the Association's website.

(7) The following fees are charged by the Association relating to a property transfer in the Subdivision:

(a) Resale Certificate Fee - \$375.00;

(b) Updated Resale Certificate - \$75.00;

(c) RUSH fee for Resale Certificate (when needed in less than the time allowed by Texas Property Code Chapter 207)

- \$175.00 (1 day expedite), \$125 (3 day expedite);

(d) New Account Setup Fee - \$45.00;

(e) Refinance Statement of Account - \$75.00;

(f) Legacy Account Closure Fee - \$220.00

(8) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 25 DAY OF February, 2022.

By: [Signature], on behalf of
Principal Management Group of Houston, Managing Agent for
Cypress Mill Homeowners' Association, Inc.

Angela Rivera
Print Name

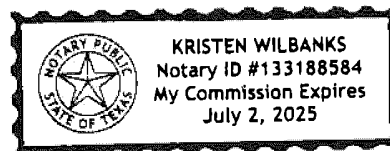
STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Angela Rivera, of Principal Management Group of Houston, Managing Agent for Cypress Mill Homeowners' Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 25th day of February, 2022.

[Signature]
Notary Public, State of Texas

E-RECORDED BY:
HOLT & YOUNG, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024



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Pages 5
06/06/2022 08:08 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

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

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