

**Cypress Fields Civic Association, Inc.
PROPERTY OWNERS ASSOCIATION
SECOND AMENDED MANAGEMENT CERTIFICATE**

This Property Owners Association Management Certificate is recorded pursuant to Chapter 209.004 of the Texas Property Code, and is as follows:

Whereas a First Amended Management Certificate was filed on March 12, 2013 and recorded in Document No. 20130113964, Official Public Records, Harris County, Texas;

Whereas the Association now wishes to amend and restate the Property Owners Association Management Certificate;

NOW, THEREFORE, the Association hereby amends and restates the Property Owners Association Management Certificate in its entirety and replaces that document with this document.

The name of the subdivision is: Cypress Fields

The name of the Association is: Cypress Fields Civic Association, Inc.

1. Recording Data for the Subdivision:

- a. Records 200-02-2471 through 200-03-2473
- b. Executed July 3, 1978

2. The Recording Data for the Declarations applicable is as follows:

Cypress Fields Declarations:

- a. File No. 519-07-0193 in the office of the County Clerk.
- b. Executed on June 8, 1998.

Cypress Fields First Amendment:

- a. File No. 20130113964 in the office of the County Clerk.
- b. Executed on March 12, 2013.

Cypress Fields Second Amendment:

- a. Film Code No. RP-2016-435222 in the office of the County Clerk.
- b. Executed in August 2016.

Cypress Fields Third Amendment:

- a. Film Code No. RP-2016-435222 in the office of the County Clerk.
- b. Executed on September 27, 2016.

3. **The Recording Data for the By-Laws is as follows:**

Fist Amended:

- a. File No. T066807 in the office of the County Clerk.
- b. Executed on June 8, 1998.

Second Amended:

- a. File No. 20130524957 in the office of the County Clerk.
- b. Executed on October 14, 2013.

Third Amended:

- a. File No. RP-2021-702012 in the office of the County Clerk.
- b. Executed on December 8, 2021.

4. **The Recording Data for the Guidelines/Policies is as follows:**

Certain Religious Items:

- a. Clerk's File No. 20130113962 in the office of the County Clerk.
- b. Executed on March 12, 2013

Enforcement Policy:

- a. Clerk's File No. 20130113959 in the office of the County Clerk.
- b. Executed on March 12, 2013.

Document Retention:

- a. Clerk's File No. 20130113957 in the office of the County Clerk.
- b. Executed on March 12, 2013.

Payment Plans:

- a. Clerk's File No. 20130113954 in the office of the County Clerk.
- b. Executed on March 12, 2013.

Rainwater Recovery Systems:

- a. Clerk's File No. 20130113961 in the office of the County Clerk.
- b. Executed on March, 12, 2013.

Records Production and Copying:

- a. Clerk's File No. 20130113953 in the office of the County Clerk.
- b. Executed on March, 12, 2013.

Solar Energy Devices:

- a. Clerk's File No. 20130113963 in the office of the County Clerk.
- b. Executed on March, 12, 2013.

Voting, Tabulation of Ballots, and Access to Ballots:

- a. Clerk's File No. 20130113952 in the office of the County Clerk.
- b. Executed on March, 12, 2013.

Fines:

- a. Clerk's File No. RP-2017-3800442 in the office of the County Clerk.
- b. Executed on August 23, 2022.

5. **The Recording Data for the Articles of Incorporation is as follows:**

- a. Clerk's File No. RP-2021-494613 in the office of the County Clerk.
- b. Executed on July 3, 1998.

6. **The Name and Mailing Address of the Association:**

Cypress Fields Civic Association, Inc.
P.O. Box 2885
Cypress, TX 77410

7. **Name, Mailing Address, Telephone Number and Email Address of the Designated Representative:**


Magnolia Property Management
22214 Highland Knolls
Drive, Katy, TX 77450
281-599-0098
office@magprop.com.
The website is www.magprop.com

8. **The Transfer Fee for the Community:**

\$325 per originally plotted lot.

Executed on this the 17 day of JUNE, 2022

Cypress Fields Civic Association,
Inc.

By: 
Donald E. Kramer, Authorized
Agent for Cypress Fields Civic
Association, Inc.

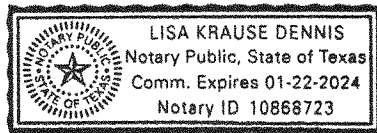
THE STATE OF TEXAS

COUNTY OF HARRIS

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BEFORE ME, the undersigned authority, on this day personally appeared Donald E. Kramer, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL this 17th day of June, 2022



Lisa Krause Dennis
NOTARY PUBLIC, STATE OF TEXAS

RP-2022-318252
Pages 6
06/21/2022 07:25 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

RP-2022-318252