

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR
PROPERTY OWNERS ASSOCIATION OF CANYON VILLAGE AT CYPRESS SPRINGS

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Harris §

1. Name of Subdivision: Canyon Village at Cypress Springs
2. Subdivision Location: Harris
3. Name of Homeowners Association: Property Owners Association of Canyon Village at Cypress Springs
4. Recording Data for Association:

Plat Recorded under File No. RP-2021-325995
5. Recording Data for Declaration and any amendments:

DCCR's recorded under File No. X052042
First Amendment to DCCR's is recorded under Film Code No. X917487
Second Amendment to DCCR's is recorded under Film Code No. 20080527600
Third Amendment to DCCR's is recorded under Film Code No. 20080572258
Fourth Amendment to DCCR's is recorded under Film Code No. 20090196776
Annexation Agreement and Supplemental DCCR is recorded under Film Code No. RP-2021-582477
Annexation and supplemental DCCR Sec 3 is recorded under Film Code No. X052043
Annexation and supplemental DCCR Sec 4 is recorded under Film Code No. X483144
Annexation and supplemental DCCR Sec 5 is recorded under Film Code No. X842148
Annexation and supplemental DCCR Sec 6 is recorded under Film Code No. Y755917
Annexation and supplemental DCCR Sec 7 is recorded under Film Code No. Y755915
Annexation and supplemental DCCR Sec 8 is recorded under Film Code No. Z544632
Annexation and supplemental DCCR Sec 9 is recorded under Film Code No. Z544633
Annexation and supplemental DCCR Sec 10 is recorded under Film Code No. 20080229472
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

RP-2023-360225

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account (for Builder sells only) = \$120.00
 - Rush for Statement of Account (for Builder sells only):
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account (for Builder sells only):
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Adopt a School Fee – Builder to Homeowner = \$50.00 Builder & \$50.00 Homeowner
- Adopt a School Fee – Homeowner to Homeowner = Buyer to pay 1/10 of the annual assessment amount

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Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 19th day of September, 2023.

Property Owners Association of Canyon Village at Cypress Springs

By: Shelby Welch
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

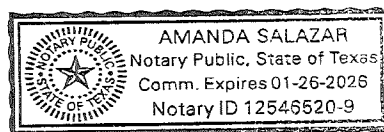
County of Bexar §

This instrument was acknowledged and signed before me on this 19th day of September, 2023 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Property Owners Association of Canyon Village at Cypress Springs, on behalf of said association.

Amanda Salazar
Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232



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Pages 4
09/19/2023 03:26 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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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