

VILLAGES OF CYPRESS LAKES COMMUNITY ASSOCIATION, INC. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Villages of Cypress Lakes Community Association, Inc.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: Villages of Cypress Lakes.

Name of the Association: Villages of Cypress Lakes Community Association, Inc.

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Harris County, Texas, as follows;

- (a) Villages of Cypress Lakes Section One (1), recorded in Volume 523, Page 189 and Film Code No. 558140455, along with any supplements or replats, thereof;
- (b) Villages of Cypress Lakes Section Two (2), recorded in Volume 523, Page 193 and Film Code No. 558140459, along with any supplements or replats, thereof;
- (c) Villages of Cypress Lakes Section Three (3), recorded in Volume 539, Page 173 and Film Code No. 573141006, along with any supplements or replats, thereof;
- (d) Villages of Cypress Lakes Section Four (4), recorded in Volume 540, Page 143, along with any supplements or replats, thereof;
- (e) Villages of Cypress Lakes Section Five (5), recorded in Volume 615, Page 46 and Film Code No. RP048870214, along with any supplements or replats, thereof;
- (f) Villages of Cypress Lakes Section Eight (8), recorded in Volume 601, Page 157 and Film Code No. RP023570754, along with any supplements or replats, thereof;
- (g) Villages of Cypress Lakes Section Nine (9), recorded in Volume 561, Page 227 and Film Code No. 588502614, along with any supplements or replats, thereof;
- (h) Villages of Cypress Lakes Section Eleven (11), recorded in Volume 562, Page 212 and Film Code No. 589210644, along with any supplements or replats, thereof;
- (i) Villages of Cypress Lakes Section Fifteen (15), recorded in Volume 600, Page 148 and Film Code No. RP021962231, along with any supplements or replats, thereof;
- (j) Villages of Cypress Lakes Section Eighteen (18), recorded in Volume 616, Page 56 and Film Code No. RP050331037, along with any supplements or replats, thereof;
- (k) Villages of Cypress Lakes Section Nineteen (19), recorded in Volume 622, Page 292 and Film Code No. RP056763200, along with any supplements or replats, thereof;
- (l) Villages of Cypress Lakes Section Twenty-One (21), recorded in Volume 634, Page 33 and Film Code No. RP070992011, along with any supplements or replats, thereof;
- (m) Villages of Cypress Lakes Section Twenty-Two (22), recorded in Volume 640, Page 231 and Film Code No. RP077621874, along with any supplements or replats, thereof;
- (n) Villages of Cypress Lakes Section Twenty-Three (23), recorded in Volume 637, Page 211 and Film Code No. RP074591611, along with any supplements or replats, thereof;
- (o) Villages of Cypress Lakes Section Twenty-Five (25), recorded in Volume 651, Page 90 and Film Code No. RP085700623, along with any supplements or replats, thereof;
- (p) Villages of Cypress Lakes Section Twenty-Seven (27), recorded in Volume 652, Page 84 and Film Code No. RP086241595, along with any supplements or replats, thereof;

- (q) Villages of Cypress Lakes Section Twenty-Nine (29), recorded in Volume 667, Page 225 and Film Code No. RP092561780, along with any supplements or replats, thereof;
- (r) Villages of Cypress Lakes Section Thirty-Three (33), recorded in Volume 678, Page 939 and Film Code No. RP2016319061, along with any supplements or replats, thereof;
- (s) Villages of Cypress Lakes Section Thirty-Four (34), recorded in Volume 685, Page 881 and Film Code No. RP2018352694, along with any supplements or replats, thereof;
- (t) Villages of Cypress Lakes Section Thirty-Five (35), recorded in Volume 688, Page 970 and Film Code No. RP2019275285, along with any supplements or replats, thereof.

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Official Public Records of Harris County, Texas, as follows, along with any amendments or supplements thereto:

- (a) Declaration of Covenants, Conditions and Restrictions for Villages of Cypress Lakes Section One (1), under Harris County Clerk's File No. W459015, along with any amendments or supplements thereto;
- (b) Declaration of Covenants, Conditions and Restrictions for Villages of Cypress Lakes Section Two (2), under Harris County Clerk's File No. W459117, along with any amendments or supplements thereto;
- (c) Declaration of Covenants, Conditions and Restrictions for Villages of Cypress Lakes West Section Three (3), under Harris County Clerk's File No. X647047, along with any amendments or supplements thereto;
- (d) First Amendment to the Declaration of Covenants, Conditions and Restrictions for Villages of Cypress Lakes West Section Three (3), under Harris County Clerk's File No. X899026, along with any amendments or supplements thereto;
- (e) Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Villages of Cypress Lakes West Section Three (3), under Harris County Clerk's File No. 20070161069, along with any amendments or supplements thereto;
- (f) Supplemental Declaration of Covenants, Conditions and Restrictions of Villages of Cypress Lakes, Section Four (4), under Harris County Clerk's File No. X899027, along with any amendments or supplements thereto;
- (g) Supplemental Declaration of Covenants, Conditions and Restrictions of Villages of Cypress Lakes, Section Five (5), under Harris County Clerk's File No. Y686064, along with any amendments or supplements thereto;
- (h) Second Amendment to the Supplemental Declaration of Covenants, Conditions and Restrictions of Villages of Cypress Lakes, Section Five (5), under Harris County Clerk's File No. 20080064742, along with any amendments or supplements thereto;
- (i) Supplemental Declaration of Covenants, Conditions and Restrictions of Villages of Cypress Lakes, Section Eight (8), under Harris County Clerk's File No. 20140396052, along with any amendments or supplements thereto;
- (j) Amended and Restated Supplemental Declaration of Covenants, Conditions and Restrictions of Villages of Cypress Lakes, Section Eight (8), under Harris County Clerk's File No. 20140460733, along with any amendments or supplements thereto;
- (k) Declaration of Covenants, Conditions and Restrictions of Villages of Cypress Lakes, Section Fifteen (15), under Harris County Clerk's File No. 20070353500, along with any amendments or supplements thereto;
- (l) Supplemental Declaration of Covenants, Conditions and Restrictions of Villages of Cypress Lakes, Section Eighteen (18), under Harris County Clerk's File No. RP-2019-500843, along with any amendments or supplements thereto;
- (m) Supplemental Declaration of Covenants, Conditions and Restrictions of Villages of Cypress Lakes, Section Nineteen (19), under Harris County Clerk's File No. 20120422661, along with any amendments or supplements thereto;

- (n) Supplemental Declaration of Covenants, Conditions and Restrictions of Villages of Cypress Lakes, Section Nineteen (19), Partial Replat No. One (1), under Harris County Clerk's File No. 20130287735, along with any amendments or supplements thereto;
- (o) Supplemental Declaration of Covenants, Conditions and Restrictions of Villages of Cypress Lakes, Section Twenty-One (21), under Harris County Clerk's File No. 20100316983, along with any amendments or supplements thereto;
- (p) Supplemental Declaration of Covenants, Conditions and Restrictions of Villages of Cypress Lakes, Section Twenty-Two (22), under Harris County Clerk's File No. 20140394811, along with any amendments or supplements thereto;
- (q) Supplemental Declaration of Covenants, Conditions and Restrictions of Villages of Cypress Lakes, Section Twenty-Three (23), under Harris County Clerk's File No. 20110130237, along with any amendments or supplements thereto;
- (r) Supplemental Declaration of Covenants, Conditions and Restrictions of Villages of Cypress Lakes, Section Twenty-Five (25), under Harris County Clerk's File No. 20130235186, along with any amendments or supplements thereto;
- (s) Supplemental Declaration of Covenants, Conditions and Restrictions of Villages of Cypress Lakes, Section Twenty-Seven (27), under Harris County Clerk's File No. 20130464668, along with any amendments or supplements thereto;
- (t) Supplemental Declaration of Covenants, Conditions and Restrictions of Villages of Cypress Lakes, Section Twenty-Nine (29), under Harris County Clerk's File No. 20150049857, along with any amendments or supplements thereto;
- (u) Supplemental Declaration of Covenants, Conditions and Restrictions of Villages of Cypress Lakes, Section Thirty-Three (33), under Harris County Clerk's File No. RP-2017-310472, along with any amendments or supplements thereto;
- (v) Supplemental Declaration of Covenants, Conditions and Restrictions of Villages of Cypress Lakes, Section Thirty-Four (34), under Harris County Clerk's File No. RP-2018-385578, along with any amendments or supplements thereto;
- (w) Supplemental Declaration of Covenants, Conditions and Restrictions of Villages of Cypress Lakes, Section Thirty-Five (35), under Harris County Clerk's File No. RP-2019-339124, along with any amendments or supplements thereto;
- (x) Annexation Agreement Villages of Cypress Lakes, Section Three (3), recorded under File No. 20060104812;
- (y) Annexation Agreement Villages of Cypress Lakes, Section Five (5), recorded under File No. Y191303;
- (z) Annexation Agreement Villages of Cypress Lakes, Section Eight (8), recorded under File No. 20140460732;
- (aa) Annexation Agreement Villages of Cypress Lakes, Section Thirteen (13), recorded under File No. 20060104812;
- (bb) Annexation Agreement Villages of Cypress Lakes, Section Eighteen (18), recorded under File No. RP-2019-500840;
- (cc) Annexation Agreement Villages of Cypress Lakes, Section Nineteen (19), recorded under File No. 20120422660;
- (dd) Annexation Agreement Villages of Cypress Lakes, Section Nineteen (19), Partial Replat Number One (1) recorded under File No. 20130287736;
- (ee) Annexation Agreement Villages of Cypress Lakes, Section Twenty-One (21), recorded under File No. 20100316982;
- (ff) Annexation Agreement Villages of Cypress Lakes, Section Twenty-Two (22), recorded under File No. 20110437874;
- (gg) Annexation Agreement Villages of Cypress Lakes, Section Twenty-Three (23), recorded under File No. 20110130236;
- (hh) Annexation Agreement Villages of Cypress Lakes, Section Twenty-Five (25), recorded under File No. 20130235187;
- (ii) Annexation Agreement Villages of Cypress Lakes, Section Twenty-Seven (27), recorded under File No. 20130464667;

- (jj) Annexation Agreement Villages of Cypress Lakes, Section Twenty-Nine (29), recorded under File No. 20150049856;
- (kk) Annexation Agreement Villages of Cypress Lakes, Section Thirty-Three (33), recorded under File No. RP-2017-310471;
- (ll) Annexation Agreement Villages of Cypress Lakes, Section Thirty-Four (34), recorded under File No. RP-2018-385577;
- (mm) Annexation Agreement Villages of Cypress Lakes, Section Thirty-Five (35), recorded under File No. RP-2019-339123;
- (nn) Certificate of Formation, Articles of Incorporation and ByLaws of Villages of Cypress Lakes Community Association, Inc., under Clerk’s File No. 20080543219;
- (oo) Villages of Cypress Lakes Community Association Guidelines for Solar Energy Devices, under Clerk’s File No. 20120044109;
- (pp) Villages of Cypress Lakes Community Association Record Retention Policy Resolution, under Clerk’s File No. 20120044115;
- (qq) Villages of Cypress Lakes Community Association Payment Plan Policy Resolution, under Clerk’s File No. 20120044116;
- (rr) Villages of Cypress Lakes Community Association Guidelines for Roofing Materials, under Clerk’s File No. 20120044120;
- (ss) Villages of Cypress Lakes Community Association Guidelines for Rainwater Recovery Systems, under Clerk’s File No. 20120044122;
- (tt) Villages of Cypress Lakes Community Association Open Records Policy Resolution, under Clerk’s File No. 20120044124;
- (uu)Assessment Collection Policy, under Clerk’s File No. RP-2021-509005.

Name and Mailing Address for Association
 Villages of Cypress Lakes Community Association, Inc.
 c/o Principal Management Group of Houston
 11000 Corporate Centre Drive, Suite 150
 Houston, Texas 77041

Name, Mailing Address, Telephone Number, and E-Mail Address of Person Managing the Association or its Designated Representative
 Principal Management Group of Houston
 c/o PMG Conveyance Department
 11000 Corporate Centre Drive, Suite 150
 Houston, Texas 77041
 713-329-7100
webmaster@pmghouston.com

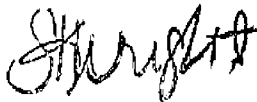
Website Address of the Association
www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New Account Setup Fee Establishing New Owner’s Account in the Association’s Records: \$45.00
Resale Certificate: \$375
Resale Certificate Update: \$75
Legacy Account Closure Fee: \$220
Refinance Statement of Account: \$75
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$125 for 3 day expedite
Working Capital Contribution for Each Sale New Owner Pays \$462.00 and Builder/Purchaser Pays \$231.00

Executed on this the 7th day of January, 2022

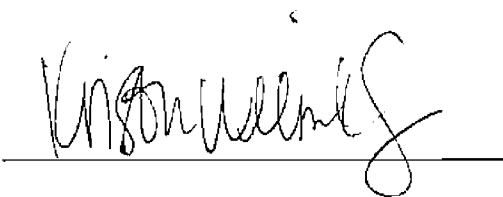
Villages of Cypress Lakes Community Association, Inc., acting by
and through its managing agent, Principal Management Group of
Houston



Surina Wright Vice President

STATE OF TEXAS §
 § COUNTY OF
HARRIS §

This instrument was acknowledged before me on the 7th day of January, 2022 by Surina Wright Vice President with Principal Management Group of Houston, the managing agent for Villages of Cypress Lakes Community Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.



Notary Public, State of Texas

RP-2022-43800

When recorded return to:
Principal Management Group of Houston
c/o Andrea Roberts
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041

RP-2022-43800

RP-2022-43800
Pages 7
01/25/2022 01:26 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$38.00

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-2022-43800