

PROPERTY OWNERS' ASSOCIATION 9TH MANAGEMENT CERTIFICATE FOR
CYPRESS TRACE HOMEOWNERS ASSOCIATION, INC.

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: Cypress Trace
2. Subdivision Location: Houston, TX
3. Name of Homeowners Association: Cypress Trace Homeowners Association, Inc.
4. Recording Data for Association: Plats are filed at the county under Film Code #545252 and see Exhibit A in the Declaration of Annexation For Section 2, or Film Code #603185
5. Recording Data for Declaration: Covenants, Conditions and Restrictions are filed under Y526257 on 6/8/2005 100819654; Declaration of Annexation Section 2 is filed under Y926879 30073637
6. Bylaws: The Bylaws are attached to and filed under Doc.20140023717

Certificate of Incorporation was filed with the Secretary of the State of Texas on 3/7/2005 and is filed under Doc.20140023717

Resolutions:

Certificate of Corporate Resolution Adopted regarding Fiscal Year 2014 Budget, Annual Assessment and Management Fee is attached to and filed under Doc.20140023717

Resolution Regarding Transferring Declarant Right(s) and Power(s) is attached to and filed under Doc.20140023717

Resolutions/Policies/Guidelines: All policies are attached to and filed at the County under Document # 20140095211

Collection Policy

Violation Policy

Record Retention Policy

Records Inspection Policy

RP-2021-636398

Payment Plan Policy
Email Registration Policy
Membership Voting Policy
Guidelines for Drought Resistant Landscaping and Natural Turf
Conflict of Interest Policy
Guidelines for Flag Display
Religious Items Display Guidelines
Solar Energy Device Guidelines
Roofing Material Guidelines
Rainwater Collection Guidelines
Application of Payments Policy

Assessment Collection Policy signed on 9/9/2014 is filed at the County under
Doc. 20140434284

The attached Policies, Resolutions and Guidelines are filed under Document No. 20150535412:
Electronic and Telephonic Action Policy, Standby Electric Generators Guidelines,
Payment Plan Policy.

The following resolution is filed under Document No. RP-2017-490820:
Cypress Trace, LTD Architectural Review Committee Design Guidelines

Cypress Trace Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines are filed
under Document No. RP-2018-381179.

Cypress Trace Homeowners Association, Inc. Parking and Towing Policy is filed under Document
No. RP-2020-217154.

Cypress Trace Homeowners Association, Inc Violation Enforcement Resolution is filed under
Document No. RP-2020-360436

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 only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

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 27 day of October, 2021.

Cypress Trace Homeowners Association, Inc.

By: [Signature]
Shelby Schilleci (of Spectrum Association Management), Managing Agent

State of Texas §

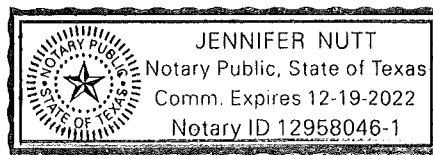
County of Bexar §

This instrument was acknowledged and signed before me on 27
October, 2021 by Shelby Schilleci, representative of Spectrum Association

Management, the Managing Agent of Cypress Trace Homeowners Association, Inc., on behalf of said association.

[Signature]
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
11/03/2021 04:08 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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