

**MANAGEMENT CERTIFICATE
FOR
CYPRESS POND PLACE AT WOODFOREST TOWNHOMES**

771200320124

This Management Certificate is established on this 3 day of April, 2024 for the Cypress Pond Place at Woodforest Townhome Owners Association, Inc., a Texas nonprofit corporation (the "Association"). Capitalized terms used in this Management Certificate which are not defined shall have the meanings given to such terms in the Declaration, hereinafter defined.

Recitals:

WHEREAS, Highland Homes-Houston, LLC, a Texas limited liability company (the "Declarant") established and recorded that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Cypress Pond Place at Woodforest Townhomes on March 28, 2024 as Document No. 2024029989 in the Official Public Records of Montgomery County, Texas, as may be amended and supplemented (the "Declaration").

WHEREAS, Declarant established the Association by filing the Certificate of Formation with the Texas Secretary of State and recorded such certificate, together with the Bylaws of the Association on November 14, 2023 as Document No. 2023109690 in the Official Public Records of Montgomery County, Texas, as may be amended.

NOW THEREFORE, the undersigned officer of the Association certifies to the following information:

1. Name of Subdivision: The subdivision is named Cypress Pond Place at Woodforest Townhomes and includes the property described in the Declaration.
2. Name of Association: Cypress Pond Place at Woodforest Townhome Owners Association, Inc.
3. Recording Information for the Declaration: Amended and Restated Declaration of Covenants, Conditions and Restrictions for Cypress Pond Place at Woodforest Townhomes on March 28, 2024 as Document No. 2024029989 in the Official Public Records of Montgomery County, Texas, as may be amended and supplemented.
4. Contact Persons and Mailing Address of the Association: The Association is managed by FirstService Residential Houston, Inc. a Texas corporation, dba FirstService Residential (the "Manager"). The current mailing address for the Association is Cypress Pond Place at Woodforest Townhome Owners Association, Inc., c/o FirstService Residential, 1330 Enclave Parkway, Suite 425, Houston, Texas 77077. The telephone number of the Manager is 1-877-253-9689 and the email address is houston@fhrsresidential.com.
5. Residential Community Website: The website address for the Association where the Governing Documents are available according to Section 207.006 of the Texas Property Code is <https://cypresspondplace.connectresident.com/>.
6. Request for Association Information: Any information described in Section 209.004 of the Texas Property Code, as may be amended, may be requested by contacting the

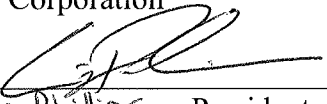
Association by mail c/o FirstService Residential, 1330 Enclave Parkway, Suite 425, Houston, Texas 77077 or by email to houston@fhrsresidential.com.

7. Property Transfer Fees: Fees charged by the Association upon the sale and conveyance of a Lot are described in Article IV, Section 10 of the Declaration. Fees charged by the Managing Agent in connection with the sale and conveyance of Lots are as follows:

Reserve Fee	-	½ of the then current annual Regular Assessment
Resale Certificate Fee	-	\$375.00
Resale Certificate Update	-	\$75.00
Refinance Fee	-	\$100.00
Transfer Fee	-	\$340.00
Welcome Packet Fee	-	\$26.50

IN WITNESS WHEREOF, the undersigned Manager of the Association possesses the power and authority to execute this Certificate and has caused this certificate to be executed as of the date first above written.

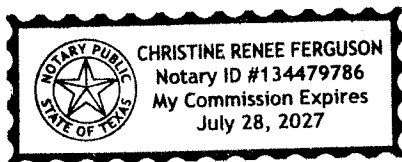
FirstService Residential Houston, Inc.,
a Texas Corporation


By: 
Craig Phillips, President

STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me on the 3 day of April, 2024 by Craig Phillips the President of FirstService Residential Houston, Inc., a Texas corporation, on behalf of said corporation.

[SEAL]




Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Cypress Pond Place at Woodforest Townhome Owners Association, Inc.
c/o FirstService Residential
1330 Enclave Parkway, Suite 425
Houston, Texas 77077

E-FILED FOR RECORD

04/22/2024 02:46PM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

04/22/2024



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas