

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE

for

Villages of Cypress Lakes Community Association, Inc.

(Pursuant to TEXAS PROPERTY CODE Section 209.004)

1. Name of Subdivisions: Villages of Cypress Lakes Sections 3 through 5
Villages of Cypress Lakes Section 5, Partial Replat No. 1
Villages of Cypress Lakes Section 8
Villages of Cypress Lakes Sections 18 and 19
Villages of Cypress Lakes Section 19, Partial Replat No. 1
Villages of Cypress Lakes Sections 21 through 23
Villages of Cypress Lakes Section 25
Villages of Cypress Lakes Section 27
Villages of Cypress Lakes Section 29
Villages of Cypress Lakes Sections 32 through 35

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

3. Recording Data for the Subdivisions:

Villages of Cypress Lakes, Section Three (3), according to the map or plat thereof filed under Clerk's Film Code No. 539173, in the Map Records of Harris County, Texas.

Villages of Cypress Lakes, Section Four (4), according to the map or plat thereof filed under Clerk's Film Code No. 540143, in the Map Records of Harris County, Texas.

Villages of Cypress Lakes, Section Five (5), according to the map or plat thereof filed under Clerk's Film Code No. 549092, in the Map Records of Harris County, Texas.

Villages of Cypress Lakes, Section Five (5) Partial Replat No. 1, according to the map or plat thereof filed under Clerk's Film Code No. 615046, in the Map Records of Harris County, Texas.

Villages of Cypress Lakes, Section Eight (8), according to the map or plat thereof filed under Clerk's Film Code No. 601157, in the Map Records of Harris County, Texas.

Villages of Cypress Lakes, Section Eighteen (18), according to the map or plat thereof filed under Clerk's Film Code No. 616056, in the Map Records of Harris County, Texas.

Villages of Cypress Lakes, Section Nineteen (19), according to the map or plat thereof filed under Clerk's Film Code No. 622292, in the Map Records of Harris County, Texas.

Villages of Cypress Lakes, Section Nineteen (19), Partial Replat No. One (1) according to the map or plat thereof filed under Clerk's Film Code No. 622292, in the Map Records of Harris County, Texas.

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Villages of Cypress Lakes, Section Twenty-One (21), according to the map or plat thereof filed under Clerk's Film Code No. 634033, in the Map Records of Harris County, Texas.

Villages of Cypress Lakes, Section Twenty-Two (22), according to the map or plat thereof filed under Clerk's Film Code No. 640231, in the Map Records of Harris County, Texas.

Villages of Cypress Lakes, Section Twenty-Three (23), according to the map or plat thereof filed under Clerk's Film Code No. 637211, in the Map Records of Harris County, Texas.

Villages of Cypress Lakes, Section Twenty-Five (25), according to the map or plat thereof filed under Clerk's Film Code No. 651090, in the Map Records of Harris County, Texas.

Villages of Cypress Lakes, Section Twenty-Seven (27), according to the map or plat thereof filed under Clerk's Film Code No. 652084, in the Map Records of Harris County, Texas.

Villages of Cypress Lakes, Section Twenty-Nine (29), according to the map or plat thereof filed under Clerk's Film Code No. 667225, in the Map Records of Harris County, Texas.

Villages of Cypress Lakes, Section Thirty-Two (32), according to the map or plat thereof filed under Clerk's Film Code No. 675338, in the Map Records of Harris County, Texas.

Villages of Cypress Lakes, Section Thirty-Three (33), according to the map or plat thereof filed under Clerk's Film Code No. 678939, in the Map Records of Harris County, Texas.

Villages of Cypress Lakes, Section Thirty-Four (34), according to the map or plat thereof filed under Clerk's Film Code No. 685881, in the Map Records of Harris County, Texas.

Villages of Cypress Lakes, Section Thirty-Five (35), according to the map or plat thereof filed under Clerk's Film Code No. 688970, in the Map Records of Harris County, Texas.

4. Recording Data for the Declarations:

Declaration of Covenants, Conditions and Restrictions for the Villages of Cypress Lakes, Section Three (3), recorded under Clerk's File No. X647047 in the real property records of Harris County, Texas.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for the Villages of Cypress Lakes, Section Three (3), recorded under Clerk's File No. X899026 in the real property records of Harris County, Texas.

Second Amendment to the Declaration of Covenants, Conditions and Restrictions for the Villages of Cypress Lakes, Section Three (3), recorded under Clerk's File No. 20070161069 in the real property records of Harris County, Texas.

Supplemental Declaration of Covenants, Conditions and Restrictions for the Villages of Cypress Lakes, Section Four (4), recorded under Clerk's File No. X899027 in the real property records of Harris County, Texas.

Supplemental Declaration of Covenants, Conditions and Restrictions for the Villages of Cypress Lakes, Section Five (5), recorded under Clerk's File No. Y145017 in the real property records of Harris County, Texas.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for the Villages of Cypress Lakes, Section Five (5), recorded under Clerk's File No. Y686064 in the real property records of Harris County, Texas.

Second Amendment to the Declaration of Covenants, Conditions and Restrictions for the Villages of Cypress Lakes, Section Five (5), recorded under Clerk's File No. 20080064742 in the real property records of Harris County, Texas.

Annexation Agreement, Villages of Cypress Lakes, Section Eight (8), recorded under Clerk's File No. 20140460732 in the real property records of Harris County, Texas.

Supplemental Declaration of Covenants, Conditions and Restrictions for the Villages of Cypress Lakes, Section Eight (8), recorded under Clerk's File No. 20140396052 in the real property records of Harris County, Texas.

Amended and Restated Supplemental Declaration of Covenants, Conditions and Restrictions for the Villages of Cypress Lakes, Section Eight (8), recorded under Clerk's File No. 20140460733 in the real property records of Harris County, Texas.

Annexation Agreement, Villages of Cypress Lakes, Section Eighteen (18), recorded under Clerk's File No. 20190500840 in the real property records of Harris County, Texas.

Supplemental Declaration of Covenants, Conditions and Restrictions for the Villages of Cypress Lakes, Section Eighteen (18), recorded under Clerk's File No. 20190500843 in the real property records of Harris County, Texas.

Annexation Agreement, Villages of Cypress Lakes, Section Nineteen (19), recorded under Clerk's File No. 20120422660 in the real property records of Harris County, Texas.

Supplemental Declaration of Covenants, Conditions and Restrictions for the Villages of Cypress Lakes, Section Nineteen (19), recorded under Clerk's File No. 20120422661 in the real property records of Harris County, Texas.

Annexation Agreement, Villages of Cypress Lakes, Section Nineteen (19), Partial Replat No. One (1), recorded under Clerk's File No. 20130287736 in the real property records of Harris County, Texas.

Supplemental Declaration of Covenants, Conditions and Restrictions for the Villages of Cypress Lakes, Section Nineteen (19), Partial Replat No. One (1), recorded under Clerk's File No. 20130287735 in the real property records of Harris County, Texas.

Annexation Agreement, Villages of Cypress Lakes, Section Twenty-One (21), recorded under Clerk's File No. 20100316982 in the real property records of Harris County, Texas.

Declaration of Covenants, Conditions and Restrictions for the Villages of Cypress Lakes, Section Twenty-One (21), recorded under Clerk's File No. 20100316983 in the real property records of Harris County, Texas.

Annexation Agreement, Villages of Cypress Lakes, Section Twenty-Two (22), recorded under Clerk's File No. 20110437874 in the real property records of Harris County, Texas.

Supplemental Declaration of Covenants, Conditions and Restrictions for the Villages of Cypress Lakes, Section Twenty-Two (22), recorded under Clerk's File No. 20110437875 in the real property records of Harris County, Texas.

Supplemental Declaration of Covenants, Conditions and Restrictions for the Villages of Cypress Lakes, Section Twenty-Two (22), recorded under Clerk's File No. 20140394811 in the real property records of Harris County, Texas.

Annexation Agreement, Villages of Cypress Lakes, Section Twenty-Three (23), recorded under Clerk's File No. 20110130236 in the real property records of Harris County, Texas.

Supplemental Declaration of Covenants, Conditions and Restrictions for the Villages of Cypress Lakes, Section Twenty-Three (23), recorded under Clerk's File No. 20110130237 in the real property records of Harris County, Texas.

Annexation Agreement, Villages of Cypress Lakes, Section Twenty-Five (25), recorded under Clerk's File No. 20130235187 in the real property records of Harris County, Texas.

Supplemental Declaration of Covenants, Conditions and Restrictions for the Villages of Cypress Lakes, Section Twenty-Five (25), recorded under Clerk's File No. 20130235186 in the real property records of Harris County, Texas.

Supplemental Declaration of Covenants, Conditions and Restrictions for the Villages of Cypress Lakes, Section Twenty-Seven (27), recorded under Clerk's File No. 20130464668 in the real property records of Harris County, Texas.

Annexation Agreement, Villages of Cypress Lakes, Section Twenty-Nine (29), recorded under Clerk's File No. 20150049856 in the real property records of Harris County, Texas.

Supplemental Declaration of Covenants, Conditions and Restrictions for the Villages of Cypress Lakes, Section Twenty-Nine (29), recorded under Clerk's File No. 20150049857 in the real property records of Harris County, Texas.

Annexation Agreement, Villages of Cypress Lakes, Section Thirty-Two (32), recorded under Clerk's File No. 20160349897 in the real property records of Harris County, Texas.

Supplemental Declaration of Covenants, Conditions and Restrictions for the Villages of Cypress Lakes, Section Thirty-Two (32), recorded under Clerk's File No. 20160349898 in the real property records of Harris County, Texas.

Annexation Agreement, Villages of Cypress Lakes, Section Thirty-Three (33), recorded under Clerk's File No. 20170310471 in the real property records of Harris County, Texas.

Supplemental Declaration of Covenants, Conditions and Restrictions for the Villages of Cypress Lakes, Section Thirty-Three (33), recorded under Clerk's File No. 20170310472 in the real property records of Harris County, Texas.

Annexation Agreement, Villages of Cypress Lakes, Section Thirty-Four (34), recorded under Clerk's File No. 20180385577 in the real property records of Harris County, Texas.

Supplemental Declaration of Covenants, Conditions and Restrictions for the Villages of Cypress Lakes, Section Thirty-Four (34), recorded under Clerk's File No. 20180385578 in the real property records of Harris County, Texas.

Annexation Agreement, Villages of Cypress Lakes, Section Thirty-Five (35), recorded under Clerk's File No. 20190339123 in the real property records of Harris County, Texas.

Supplemental Declaration of Covenants, Conditions and Restrictions for the Villages of Cypress Lakes, Section Thirty-Five (35), recorded under Clerk's File No. 20190339124 in the real property records of Harris County, Texas.

5. Name and Mailing Address of the Association:

Villages of Cypress Lakes Community Association, Inc.
c/o Principal Management Group of Houston
4700 W Sam Houston Parkway N, Suite 100
Houston, TX 77041

6. The name, mailing address, telephone number and email address of the person managing the Association or the Association's designated representative:

Principal Management Group of Houston
4700 W Sam Houston Parkway N, Suite 100
Houston, TX 77041
Phone: 713-329-7100
Email: PMG.Houston.CustomerService@pmghouston.com

7. The website address where homeowners may access the Association's dedicatory instruments:

www.townsq.io

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8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

New account setup fee establishing new owner's account in the association's records:	\$95.00
Resale Certificate:	\$375.00
Resale Certificate Update:	\$95.00
Legacy Account Closure Fee:	\$220.00
Refinance Statement of Account:	\$75.00
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation:	\$175.00 for a 1 day expedite \$125.00 for a 3 day expedite

Date: 11-21-25

VILLAGES OF CYPRESS LAKES COMMUNITY ASSOCIATION, INC.

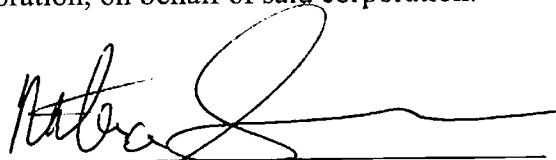
Lisa
Yannessa

Digitally signed by Lisa Yannessa
DN: cn=Lisa Yannessa, c=US
ou=Villages of Cypress Lakes
email=lyannessa@houcomm.com
Reason: I am approving this document
on behalf of the DCO
Date: 2025.11.21 11:25:51 -0500

Lisa Yannessa, Managing Agent

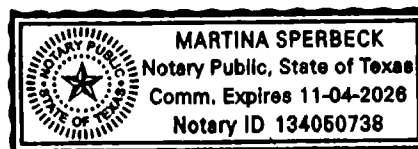
STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 21 day of November, 2025 by Lisa Yannessa, Managing Agent for Villages of Cypress Lakes Community Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



NOTARY PUBLIC, STATE OF TEXAS

When recorded return to:
Principal Management Group of Houston
4700 W Sam Houston Parkway N, Suite 100
Houston, TX 77041



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Pages 7
11/26/2025 08:11 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$45.00

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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