

**THIRD AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
CYPRESS CREEK EAST RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer or managing agent of Cypress Creek East Residential Community, Inc., a Texas nonprofit corporation (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS MANAGEMENT CERTIFICATE AMENDS AND RESTATES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES OF CYPRESS CREEK EAST RESIDENTIAL COMMUNITY, INC., INCLUDING, BUT NOT LIMITED TO, THOSE RECORDED UNDER DOCUMENT NOS. 2022000166158, 2023000117798 AND 2024000035576, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS.

1. The name of the subdivision: Cypress Creek.
2. The name of the Association: Cypress Creek East Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Collin County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Cypress Creek, recorded under Document No. 2022000165793 in the Official Public Records of Collin County, Texas, as same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Cypress Creek East Residential Community, Inc., c/o Legacy Southwest Property Management, 5600 Tennyson Parkway, Suite 270, Plano, Texas 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Cypress Creek East Residential Community, Inc. c/o Legacy Southwest Property Management
Mailing Address:	5600 Tennyson Parkway, Suite 270, Plano, TX 75024
Attn:	Community Manager
Telephone Number:	214-705-1615
Email Address:	<a href="mailto:propertymanagement@cypresscreektxhoa.com">propertymanagement@cypresscreektxhoa.com</a>

7. Website to access the Association's dedicatory instruments:  
[www.cypresscreektxhoa.com](http://www.cypresscreektxhoa.com)

8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - one-half (1/2) of the annual Regular Assessments

Transfer Fee - \$300.00

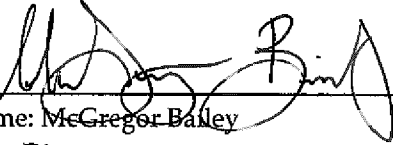
Resale Certificate Fee – up to \$375.00 (updates: \$75.00)

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

*[SIGNATURE PAGE FOLLOWS]*

EXECUTED to be effective on the date this instrument is Recorded.

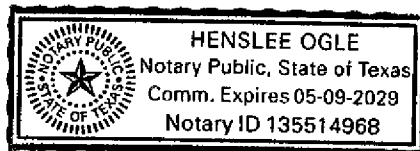
**CYPRESS CREEK EAST RESIDENTIAL COMMUNITY, INC.,**  
a Texas nonprofit corporation

By:   
Name: McGregor Bailey  
Title: Director

STATE OF TEXAS                   §  
   §  
COUNTY OF Dallas           §

This instrument was acknowledged before me on the 6<sup>th</sup> day of August, 2025, by McGregor Bailey, Director of Cypress Creek East Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Kristi E. Stotts, Esq.  
Winstead PC  
600 W. 5<sup>th</sup> Street, Suite 900  
Austin, Texas 78701  
Email: [kstotts@winstead.com](mailto:kstotts@winstead.com)

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Cypress Creek, recorded under Document No. 2022000165793, Official Public Records of Collin County, Texas, as the same may be amended from time to time.
  - a. First Amendment to Declaration of Covenants, Conditions and Restrictions for Cypress Creek, recorded under Document No. 2025000007985, Official Public Records of Collin County, Texas, as the same may be amended from time to time.
2. Cypress Creek Community Manual, recorded under Document No. 2022000165956, Official Public Records of Collin County, Texas.
  - a. Cypress Creek First Supplement to Community Manual, recorded under Document No. 2023000111523 in the Official Public Records of Collin County, Texas.
3. Cypress Creek Adoption of Working Capital Assessment, recorded under Document No. 2022000165945, Official Public Records of Collin County, Texas.
4. Cypress Creek Notice of Plat Recordation [Phase 1], recorded under Document No. 2023000035810, Official Public Records of Collin County, Texas.
5. Cypress Creek Notice of Plat Recordation [Cypress Creek West and Phase 2], recorded under Document No. 2023000117213, Official Public Records of Collin County, Texas.
6. Cypress Creek Notice of Addition of Land [Phase 2], recorded under Document No. 2024000035296, Official Public Records of Collin County, Texas.
7. Cypress Creek Notice of Addition of Land [Phase 3], recorded under Document No. 2024000050665, Official Public Records of Collin County, Texas.

**Collin County**  
**Honorable Stacey Kemp**  
**Collin County Clerk**

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**Instrument Number:** 2025000099859

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: August 07, 2025 11:19 AM

Number of Pages: 5

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**" Examined and Charged as Follows: "**

Total Recording: \$37.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

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.

**File Information:**

Document Number: 2025000099859  
Receipt Number: 20250807000235  
Recorded Date/Time: August 07, 2025 11:19 AM  
User: Jennifer W  
Station: Station 4

**Record and Return To:**

Simplifile



**STATE OF TEXAS**  
**COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX