

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
*for*  
LITTLE CYPRESS GROVE SUBDIVISION HOMEOWNERS' ASSOCIATION

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STATE OF TEXAS           §  
                                      §  
COUNTY OF ORANGE     §

The undersigned, being the Managing Agent of Little Cypress Grove Subdivision Homeowners' Association, a nonprofit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. Name of Subdivision: The name of the Subdivision is Little Cypress Grove Phase One.
2. Name of Association: The name of the Association is Little Cypress Grove Subdivision Homeowners' Association.
3. Recording Data for the Subdivision:

Final Plat of Little Cypress Grove Phase One, Lots 1-98, A Subdivision being 27.74 acres of land in the David Odom Survey, Abstract No. 141, in Orange County, Texas, and being a part of the Minor Plat of Odom Estate, recorded in Volume 14, Page 18, Map Records of Orange County, Texas, and being out of a part of the Minor Plat of Odom Estate, recorded in Volume 14, Page 17, Map Records of Orange County, Texas.

4. Recording Data for the Declaration\*:
  - a. Declaration of Covenants, Conditions and Restrictions for Little Cypress Grove Subdivision, City of Orange, Orange County, Texas, recorded on May 30, 2023, as Document No. 532045, of the Official Public Records of Real Property of Orange County, Texas; and
  - b. Amended Declaration of Covenants, Conditions and Restrictions for Little Cypress Grove Subdivision, City of Orange, Orange County, Texas, recorded on July 13, 2023, as Document No. 533626, of the Official Public Records of Real Property of Orange County, Texas.
5. Name and mailing address of the Association: The name and mailing address of the Association is Little Cypress Grove Subdivision Homeowners' Association, c/o Community Management, LLC, P.O. Box 1057, Denham Springs, Louisiana, 70727.
6. The Contact Information for the Association's Managing Agent: The name and contact information for the Managing Agent of the Association is:

Community Management, LLC  
P.O. Box 1057  
Denham Springs, Louisiana 70727  
Phone: (255) 503-2648  
Email: [info@cmgt.org](mailto:info@cmgt.org)

7. The Association's Dedicatory Instruments are Available to Members Online at:  
[www.cmgt.org](http://www.cmgt.org)
8. The Amount and Description of the Fees and Other Charges by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate*	\$375.00
Transfer Fee	\$150.00
Resale Certificate Update	\$75.00
1 Business Day Rush Fee to Expedite a Resale	\$100.00
3 Business Day Rush Fee to Expedite a Resale	\$75.00
5 Business Day Rush Fee to Expedite a Resale	\$50.00
7 Business Day Rush Fee to Expedite a Resale	\$25.00

\*Resale Certificates may be requested by Community Management, LLC at [www.cmgt.org](http://www.cmgt.org).

#### **ACKNOWLEDGEMENT**

The foregoing is a true and correct copy of the Management Certificate for the association identified above.

**LITTLE CYPRESS GROVE SUBDIVISION HOMEOWNERS' ASSOCIATION**  
a Texas nonprofit corporation

By: **COMMUNITY MANAGEMENT, LLC,**  
its Managing Agent

By: Amanda Betancourt  
Amanda Betancourt, Chief Operating Officer

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

STATE OF LOUISIANA           §  
PARISH OF LIVINGSTON       §

BEFORE ME, the undersigned notary public, on this 18<sup>th</sup> day of March, 2025, personally appeared Amanda Betancourt, Chief Operating Officer of Community Management, LLC, as Managing Agent for Little Cypress Grove Subdivision Homeowners' Association, a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

Notary Public in and for the State of Louisiana



TRICIA L. HARTER  
Notary Public  
Notary ID No. 050652  
Livingston Parish, Louisiana

③ FB + RT:  
 Steptoe + Johnson  
 6900 N Dallas PKwy Ste 600  
 Plano TX 75024  
 13.00 + 20.00  
 Env prov

FILED FOR RECORD  
ORANGE COUNTY CLERK

2025 APR -7 PM 3:53

BRANDY ROBERTSON

Phandy Pinkney

STATE OF TEXAS

COUNTY OF ORANGE

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Real Property of Orange County, Texas on **04/07/2025**.



Brandy Roberts

COUNTY CLERK, Orange County, Texas