PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE CYPRESS OAKS HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS

COUNTY OF HARRIS

Cypress Oaks Homeowners Association, Inc., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to Section 209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) The subdivision is commonly known as Cypress Oaks.
- (2) The name of the Association is Cypress Oaks Homeowners Association, Inc., Inc.
- (3) The subdivision is recorded in the Map Records of Harris County, Texas, as follows:
 - a. Cypress Oaks, Section One, under Clerk's File No. 20150006088;
 - b. Cypress Oaks, Section Two, under Clerk's File No. RP-2016-33523.
- (4) The Declarations and any amendments thereto are recorded in the Real Property Records of Harris County, Texas, as follows:
 - a. Declaration of Restrictive Covenants, under Clerk's File No. 20140035048;
 - Supplemental Declaration of Covenants and Restrictions, Cypress Oaks, Section I, under Clerk's File No. 20150123530;
 - c. Cypress Oaks, Section 2, Supplemental Declaration of Covenants and Restrictions, under Clerk's File No. RP-2017-133498.
- (5) The name and mailing address of the Association is:
 - a. Cypress Oaks Homeowners Association, Inc., c/o Inframark Management Services, 2002 West Grand Parkway North, Suite 100, Katy, Texas, 77449.
- (6) The name, mailing address, telephone number, and email address of the Association's Designated Representative is:
 - a. Inframark Management Services;
 - b. 2002 West Grand Parkway North, Suite 100, Katy, Texas, 77449;
 - c. (281) 463-1777;
 - d. communitymanagement@inframark.com.

- (7) The Association's website address is: https://home.inframark.com/?c=257
- (8) The following fees are charged by the Association relating to a property transfer in the subdivision:

a.	Transfer Fee:	\$275.00;
b.	Resale Certificate Fee:	\$375.00;
c.	Updated Resale Certificate Fee:	\$75.00;
d.	One-Day Rush Fee:	\$185.00;
e.	Three-Day Rush Fee:	\$150.00;
f.	Five-Day Rush Fee:	\$125.00;
g.	Refinance Fee:	\$100.00.

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the subdivision, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents of the subdivision, and it does not purport to identify every publicly recorded document affecting the subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 10 DAY OF OCTOBER, 2024.

By: Kelly Dixon, Director of Community Management for Inframark Management Services, as agent for Cypress Oaks Homeowners Association, Inc.:

STATE OF TEXAS

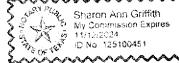
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COUNTY OF HARRIS

This instrument was acknowledged before me on the 10 day of October, 2024, by Kelly Dixon, Director of Community Management for Inframark Management Services, as agent for

Cypress Oaks Homeowners Association, Inc.

Notary Public, State of Texas



RP-2024-380669
Pages 3
10/15/2024 10:19 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$29.00

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.

OF HARRY COUNTY, IN

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