

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
CYPRESS COVE MAINTENANCE ASSOCIATION**

STATE OF TEXAS

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COUNTY OF COMAL

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The undersigned, being the Managing Agent for Cypress Cove Maintenance 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 recorded by the Association:

1. Name of Subdivision: The name of the subdivision is Cypress Cove.
2. Name of Association: The name of the Association is Cypress Cove Maintenance Association.
3. Recording Data for the Subdivision:
 - a. Cypress Cove Section One, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 1, Page 45 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
 - b. Cypress Cove Section Two, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 1, Page 60 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
 - c. Cypress Cove Section Three, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 1, Pages 67-68 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
 - d. Cypress Cove Section 4, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 1, Pages 69-70 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
 - e. Cypress Cove Section 5, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 1, Pages 77-78 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.

- f. Cypress Cove Section Six, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 1, Pages 83-84 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- g. East Ridge of Cypress Cove, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 2, Pages 29-30 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- h. Cypress Cove Section 8, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 2, Pages 27-28 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- i. Cypress Cove Section Nine, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 2, Page 51 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- j. Cypress Cove Section Ten, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 2, Page 67 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- k. Cypress Cove Section Eleven, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 3, Page 49 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- l. Cypress Cove Section 12 a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 7, Page 80 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- m. Cypress Cove Section 13, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 11, Page 174 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:

- a. Restrictions on Cypress Cove, Section 1 recorded as Document No. 196206094356, in Volume 127, Page 562 of the Official Public Records of Comal County, Texas.
- b. Reservations, Restrictions, Covenants and Easements, Section 2 recorded as Document No. 196306096814, in Volume 132, Page 54 of the Official Public Records of Comal County, Texas.
- c. Restrictions on Cypress Cove, Section 3 recorded as Document No. 196306097383, in Volume 132, Page 613 of the Official Public Records of Comal County, Texas.

- d. Restrictions on Cypress Cove, Section 4 recorded as Document No. 196306097624, in Volume 133, Page 205 of the Official Public Records of Comal County, Texas.
- e. Restrictions on Cypress Cove, Section 5 recorded as Document No. 196306098429, in Volume 134, Page 460 of the Official Public Records of Comal County, Texas.
- f. Restriction, Easements and Reservations on Cypress Cove, Section 6 recorded as Document No. 196406099944, in Volume 137, Page 32 of the Official Public Records of Comal County, Texas.
- g. Restrictions on East Ridge of Cypress Cove recorded as Document No. 196606109118, in Volume 151, Page 635 of the Official Public Records of Comal County, Texas.
- h. Restrictions on Cypress Cove, Section 8 recorded as Document No. 196606109117, in Volume 151, Page 631 of the Official Public Records of Comal County, Texas.
- i. Restrictions of Cypress Cove, Section 9 recorded as Document No. 196806114473, in Volume 161, Page 79 of the Official Public Records of Comal County, Texas.
- j. Restrictions of Cypress Cove, Section 10 recorded as Document No. 196806114630, in Volume 161, Page 342 of the Official Public Records of Comal County, Texas.
- k. Restrictions of Cypress Cove, Section 11 recorded as Document No. 197006128627, in Volume 182, Page 145 of the Official Public Records of Comal County, Texas.
- l. Restrictions of Cypress Cove, Section 12 recorded as Document No. 229918, in Volume 350, Page 635 of the Official Public Records of Comal County, Texas.
5. Name and mailing address of the Association: The name and mailing address of the Association is Cypress Cove Maintenance Association, 1664 Cypress Cove Road, Spring Branch, Texas 78070.
6. The Contact Information for the Association's Managing Agent: The name and contact information for the designated representative of the Association is: Laura Morille, Administrative Manager, Cypress Cove Maintenance Association. Address: 1664 Cypress Cove Road, Spring Branch, Texas 78070. Phone No.: 1.830.885.6021. Email Address: cypresscove@gvtc.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://cypresscovetx.com>.

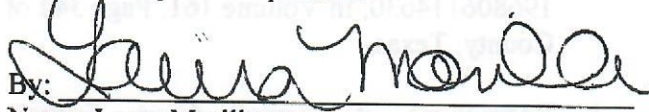
8. The Amount and Description of the Fees and Other Charges by the Association in Connection with a Property Transfer:

Fee	Amount	Description
Transfer Fee	\$200.00	Collected at closing if the property actually transfers
Quote Update	\$0.00	Optional: update to assessment quote within 30 days
Resale Certificate	\$200.00	Optional: package in compliance with Code
Resale Certificate Update	\$0.00	Optional: update to resale certificate within 180 days

ACKNOWLEDGEMENT

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

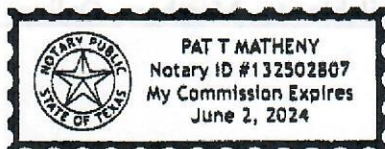
CYPRESS COVE MAINTENANCE ASSOCIATION
a Texas nonprofit corporation

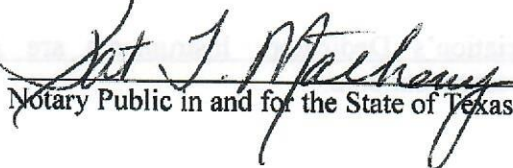
By: 
Name: Laura Morille

*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 TEXAS §
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COUNTY OF COMAL §

BEFORE ME, the undersigned notary public, on this 3RD day of March, 2024, personally appeared Laura Morille, Administrative Manager for Cypress Cove Maintenance 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 he executed the same for the purpose and in the capacity therein expressed.




Notary Public in and for the State of Texas

After recording, please return to:
Cypress Cove Maintenance Association
c/o Brady E. Ortego, Esq.
Steptoe & Johnson, PLLC
The Soto
711 Broadway, Suite 220
San Antonio, Texas 78215

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
03/04/2024 08:45:42 AM
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Bobbie Koepp