

PROPERTY OWNERS ASSOCIATION 8TH AMENDED MANAGEMENT CERTIFICATE FOR
CYPRESS MEADOWS NORTH HOA, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Harris §

1. Name of Subdivision: Cypress Meadows North
2. Subdivision Location: Harris County
3. Name of Homeowners Association: Cypress Meadows North HOA, Inc.
4. Recording Data for the Subdivision: Plat filed under Doc No. X838296 and U664657
5. Recording Data for Declaration:
Declaration of Covenants, Conditions and Restrictions filed under Doc No. X838296
Supplementary Declaration and Annexations filed under Doc No. U664657.
Bylaws filed under Doc No. Y105263.
Amendment signed on 5/16/2007 is filed under Doc No. 20070327484
2nd Amended Bylaws filed under Doc# 20130070363
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

Below policies are filed Under Doc# 20110543883.

Collection Policy signed 4/8/2008 Administrative Resolution No. 2008001

Administrative Resolution No.2008002 Violation Policy signed 4/8/2008

Administrative Resolution 2004 No. 002

Supplement to Restrictions and Rules for CMN Community Association 5/11/2004

Board Resolution: 2007 No. 001 Amendment of Association By-Laws

Fine Policy – attached to the Certificate filed on 12/29/2011 at Harris County under Doc# 20110543883.

The below policies listed below are filed under Doc# 20110543883.

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

RP-2021-638880

Email Registration Policy
Membership Voting Policy
Architectural Guidelines
Solar Panels
Flag and Flag Poles
Roof Shingles
Rain Barrels
Religious Symbol displays

The below policies listed below are filed under Document Number 20130613589:

Collection Policy
Violation Policy
Record Retention Policy
Records Inspection Policy
Payment Plan Policy
Email Registration Policy
Membership Voting Policy
Guidelines for Drought Resistant Landscaping and Natural Turf
Conflict of Interest Policy
Guidelines for Flag Display
Religious Items Display Guidelines
Solar Energy Device Guidelines
Roofing Material Guidelines
Rainwater Collection Guidelines
Application of Payments Policy

Cypress Meadows North HOA, Inc. Billing Policy and Payment Plan Guidelines dated 8/25/2017 are filed under Document No. RP-2017-395104

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00

- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 29th day of October, 2021

Cypress Meadows North HOA, Inc.

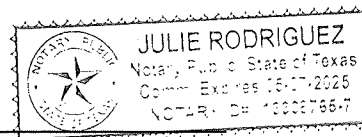
By: Shelby Welch
Shelby Welch (of Spectrum Association Management) Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 29
October, 2021 by Shelby Welch, representative of Spectrum Association
Management, the Managing Agent of Cypress Meadows North HOA, Inc., on behalf of said Association.

[Signature]
Notary Public, State of Texas



13308765-7

After Recording Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232

RP-2021-638880

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Pages 4
11/04/2021 02:52 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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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