

CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
for
THE OFFICES AT SPRING CYPRESS CONDOMINIUM ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Board President of The Offices at Spring Cypress Condominium Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code, which supersedes any prior Management Certificate filed by the Association:

1. Name of Condominium: The name of the condominium is The Offices at Spring Cypress Condominiums.
2. Name of Association: The name of the Association is The Offices at Spring Cypress Condominium Association, Inc.
3. Location of Condominium: The location of the condominium is 11603 Spring Cypress Road, Suite A, Tomball, Harris County, Texas.
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) The Offices at Spring Cypress Condominiums Declaration of Condominiums.
 - (2) First Amendment to the Declaration of Condominium for The Offices at Spring Cypress Condominiums.
 - b. Recording Information:
 - (1) Film Code No. 201029, *et seq.* of the Condominium Records of Harris County, Texas.
 - (2) Film Code No. 218653 of the Condominium Records of Harris County, Texas
5. Mailing Address of the Association or the Person or Entity Managing the Association: The mailing address of The Offices at Spring Cypress Condominium Association, Inc. c/o Preferred Management Services, P.O. Box 690269, Houston, Texas 77269.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Preferred Management

Services. Address: P.O. Box 690269, Houston, Texas 77269. Phone No.: 281.897.8808. Email Address: info@preferredmgt.com.

7. The Association's Dedicatory Instruments are Available to Members Online at:
<https://theofficesatspringcypress.nabrnetwork.com/>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 375.00
Resale Certificate Update Fee	\$ 75.00
Resale Certificate Rush Fee	\$150.00 1 business day; \$125.00 3 business days; \$100.00 5 business days
Transfer Fee	\$ 250.00
Refinance Fee	\$ 250.00
Certified Refinance Statement of Account Fee	\$ 150.00
Refinance Statement of Account Update Fee	\$ 60.00 (15 to 90 days)
Certified Statement of Account Fee	\$ 150.00
Statement of Account Update Fee	\$25.00 1-31 days; \$60.00 32-90 days
Statement of Account Rush Fee	\$150.00 1 business day; \$125.00 3 business days; \$100.00 5 business days
Resale Certificate (TREC Form & Association Documents) and Statement of Account Package	\$ 485.00 (Update and Rush Fees attributable to individual items apply as listed above)
Resale Certificate (TREC Form & Association Documents), Statement of Account, and Inspection Package	\$ 585.00 (Update and Rush Fees attributable to individual items apply as listed above)
Rush Existing Order (*Added to Rush Fee)	\$ 25.00
Three Day Shipping Fee	\$ 45.00

Capitalization Fee (See Section 4.5 of the Declaration)	The Capitalization Fee shall be \$500.00 per Unit for a 738 square foot Unit, \$750.00 per Unit for a 1106 square foot Unit, \$775.00 per Unit for a 1141 square foot Unit, and \$1,000.00 per Unit for a 1476 square foot Unit. Some exemptions apply.
---	---

Executed on this 5 day of may, ~~2021~~ ²⁰²²

**THE OFFICES AT SPRING CYPRESS
CONDOMINIUM ASSOCIATION, INC.**

By: 

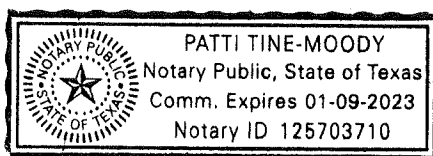
Printed: Alexis Beltran

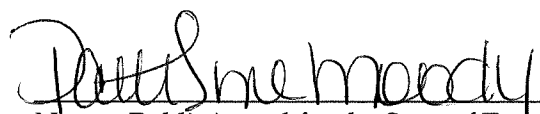
Its: Board President

*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. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 5 day of may, ~~2021~~ ²⁰²² personally appeared Alexis Beltran Board President of The Offices at Spring Cypress Condominium Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.




Notary Public in and for the State of Texas

RP-2022-245576
Pages 4
05/10/2022 10:35 AM
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

RP-2022-245576