

Management Certificate

In compliance with Tex. Prop. Code, Title 11 Section 209.004

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, Raven Moore, am the Property Manager of Cypress Oaks North Homeowners Association, Inc., the entity filing this Management Certificate ("the Association"), which is a duly organized and existing non-profit Texas Corporation. In said capacity, I am aware of the governing documents for the Association and am competent to make this Affidavit. As such, I certify that the following information is correct:

Name of Subdivision: Cypress Oaks North
Name of Association: Cypress Oaks North Homeowners Association, Inc.
Website of Association: <https://www.grahammanagementhouston.com/Communities/>

The governing documents for the Association are as follows:

NAME	FILING #	DATE FILED
Declaration of Covenants, Conditions, and Restrictions (Sec. 1)	RP-2021-437201	08/03/21
Bylaws	RP-2021-589644	10/13/21
First Amendment to Declaration of Covenants, Conditions, and Restrictions (Sec. 1)	RP-2021-653755	11/12/21
Supplemental Declaration of Covenants, Conditions, and Restrictions (Annexation)	RP-2022-111251	03/02/22
Lot Variance	RP-2024-468522	12/17/24
Covenant Enforcement Policy	RP-2025-195251	05/22/25
Contractor Bidding Policy	RP-2025-195264	05/22/25
Supplemental Deed Policy (Relig. Items; Pool Encl.; Sec. Measures)	RP-2025-195269	05/22/25
Fine Levying & Enforcement Policy	RP-2025-195270	05/22/25
Record Retention, Production and Copying Policy	RP-2025-195743	05/22/25
Collection Policy	RP-2025-195744	05/22/25

Fees charged by the association relating to a property transfer in the subdivision are more fully described in the attached Exhibit "A".

Additional fees which may include fees for items such as collections, refinancing, returned checks, title searches, lien searches, certified mail fees, deed compliance are set forth in one or more of the policies indicated herein.

For information regarding additional fees charged by the Association's attorney for matters including collections, transfers, refinancing, resale, returned checks, title searches, lien searches, certified mail fees, deed compliance, please contact the Association's counsel, at the address below.

The name and mailing address of the Association:

Cypress Oaks North Homeowners Association, Inc.
c/o Graham Management
2825 Wilcrest Dr. Suite 600
Houston, TX 77042

The name, mailing address, telephone number, and email address of the managing agent / designated representative:

Raven Moore
2825 Wilcrest Dr. Suite 600
Houston, TX 77042
713-334-5055
rmoore@grahammanagementhouston.com

RP-2025-201353

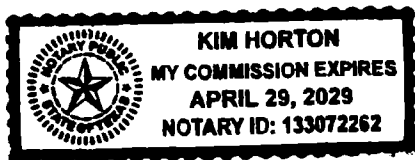
Legal Counsel for the Association is as follows:

LAMBRIGHT ★ McKEE
940 Corbindale Rd.
Houston, Texas 77024
Telephone (713) 840-1515
Facsimile (713) 840-1521

Date: 5/27/2025
By: Raven Moore
Raven Moore, Property Manager

STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 27th day of May, 2025 by Raven Moore, Property Manager, on behalf of the Association.



Kim Horton
Notary Public in and for the State of Texas

EXHIBIT "A"

FEES CHARGED BY THE ASSOCIATION RELATING
TO A PROPERTY TRANSFER IN THE SUBDIVISION

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Transfer Fee	\$375.00
Cap Fee	\$212.50
Resale Fee	\$375.00
Payoff Fee	\$175.00

RP-2025-201353
Pages 3
05/28/2025 09:32 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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2025-201353