

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is Cypress Village;
- (2) the name of the Association is Cypress Village Property Owners Association, Inc.;
- (3) the subdivision is recorded in the Plat Records of Brazoria County, Texas, as follows:
 - (a) Final Plat of Cypress Village, Section 1, under Instrument No. 2003031955;
 - (b) Amending Plat of Cypress Village, Section 1, under Instrument No. 2004024612;
 - (c) Final Plat of Cypress Village, Section 2, under Instrument No. 2004050133;
 - (d) Amending Plat of Cypress Village, Section 2, under Instrument No. 2006049687;
 - (e) Final Plat of Cypress Village, Section 3, under Instrument No. 2018062326;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Brazoria County, Texas, as follows:
 - (a) Declaration of Covenants, Conditions, and Restrictions for Cypress Village, Section 1, under Instrument No. 2004018902;
 - (b) First Amendment to Declaration of Covenants, Conditions, and Restrictions for Cypress Village, Section 1, under Instrument No. 2005044233;
 - (c) Supplemental Declaration and Annexation of Cypress Village, Section 3, under Instrument No. 2018042515;

(5) the name and mailing address of the Association is:

- (a) Cypress Village Property Owners Association, Inc., c/o Graham Management, 2825 Wilcrest Dr., Suite 600, Houston, Texas 77042;

(6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

- (a) Graham Management, 2825 Wilcrest Dr., Suite 600, Houston, Texas 77042;
- (b) (713) 334-8000
- (c) graham@grahammanagementhouston.com

(7) The Association's website address is: https://www.grahammanagementhouston.com

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- (a) Resale Certificate Fee: \$375.00;
- (b) Resale Certificate Update: \$75.00;
- (c) Transfer Fee: \$375.00;
- (d) Refinance Fee: \$275.00;
- (e) Payoff Request Fee: \$125.00;
- (f) Rush Fee: \$150.00;
- (g) Deed Restriction Compliance Package: \$275.00.

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

SIGNED THIS 14th DAY OF July, 2025.

By: Bernita Armstrong, on behalf of Graham Management,
Managing Agent for Cypress Village Property Owners Association, Inc.

Bernita Armstrong
Print Name

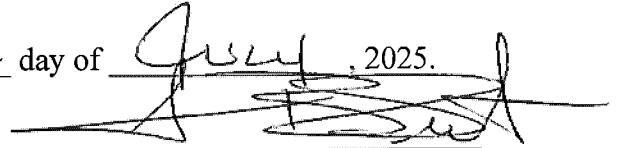
STATE OF TEXAS

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COUNTY OF BRAZORIA

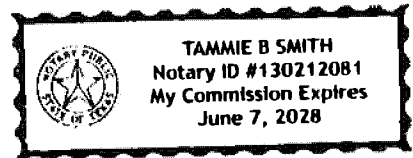
BEFORE ME, the undersigned authority, on this day personally appeared Bernita Armstrong of Graham Management, Managing Agent for Cypress Village Property Owners Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 14 day of July, 2025.



Notary Public, State of Texas

RETURN TO:
HOLTTOLLETT, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024



FILED and RECORDED

Instrument Number: 2025033997

Filing and Recording Date: 07/18/2025 09:11:31 AM Pages: 4 Recording Fee: \$33.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

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