

**Cypress Fields Civic Association, Inc.
PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE**

This Property Owners Association Management Certificate is recorded pursuant to Chapter 209.004 of the Texas Property Code, and is as follows:

Whereas a First Amended Management Certificate was filed on March 12, 2013, and recorded in Document No. 20130113964, Official Public Records, Harris County, Texas;

Whereas a Second Amended Management Certificate was filed on December 31, 2013, and recorded in Document No. 20130648531, Official Public Records, Harris County, Texas;

Whereas a Third Amended Management Certificate was filed on October 4, 2018, and recorded in Document No. RP-2018-456172, Official Public Records, Harris County, Texas;

Whereas the Association now wishes to amend and restate the Property Owners Association Management Certificate;

NOW, THEREFORE, the Association hereby amends and restates the Property Owners Association Management Certificate in its entirety and replaces that document with this document.

The name of the subdivision is: Cypress Fields

The name of the Association is: Cypress Fields Civic Association, Inc.

The recording data for the subdivision is:

1. The recording data (i.e., Map or Plat reference) for the Subdivision is as follows:

- a. Records 200-02-2471 through 200-03-2473
- b. Executed July 3, 1978

The recording data for the Amended Declaration of Covenants, Conditions and Restrictions is as follows:

- a. Records 519-07-0167 through 519-07-0285
- b. Filed on June 8, 1998
- c. Harris County Property Records Instrument Number T066808

The recording data for the Amended By-Laws of Cypress Fields Civic Association, Inc. is as follows:

- a. Records 519-07-0167 through 519-07-0192
- b. Filed on June 8, 1998

RP-2021-523518

c. Harris County Property Records Instrument Number T066807

The recording data for the Articles of Incorporation for Cypress Fields Civic Association, Inc. is as follows:

a. Document No. RP-2021-494613

2. The following are additional documents that have been filed and recorded with Harris County, Texas:

Cypress Fields Civic Association, Inc., Document Retention Policy; filed under Document No. 20130113957

Cypress Fields Civic Association, Inc., Guidelines for Display of Flags; filed under Document No. 20130113959

Cypress Fields Civic Association, Inc., Payment Plan Policy; filed under Document No. 20130113954

Cypress Fields Civic Association, Inc., Guidelines for Rainwater Recovery Systems; filed under Document No. 20130113961

Cypress Fields Civic Association, Inc., Records Production and Copying Policy; filed under Document No. 20130113953

Cypress Fields Civic Association, Inc., Guidelines for Display of Certain Religious Items; filed under Document No. 20130113962

Cypress Fields Civic Association, Inc., Guidelines for Solar Energy Devices; filed under Document No. 20130113963

Cypress Fields Civic Association, Inc., Voting, Tabulation of Ballots, and Access to Ballots Policy; filed under Document No. 20130113952

Cypress Fields Civic Association, Inc., Second Amended and Restated Bylaws for Cypress Fields; filed under Document No. 20130524957

Cypress Fields Civic Association, Inc., First Amended Management Certificate, filed under Document No. 20130113964

Cypress Fields Civic Association, Inc., Affidavit – Fine Policy of Cypress Fields Civic Association, Inc., filed under Document No. RP-2017-380442

3. Pertinent data regarding the Association and/or its manager is as follows:

a. The Association's mailing address is P.O. Box 2885, Cypress, TX 77410.

b. The name and mailing address of the Association's authorized agent is:

Name: Ashley Wiggins

Company Name: LEAD Association Management, Inc.

Address: 13231 Champion Forest Drive, Ste 112, Houston, TX 77069

Telephone Number: 281-857-6027

E-mail Address: info@lead-inc.com

Website Address: www.cypressfields.com

Signed on this 10th day of September, 2021.

Ashley Wiggins

Signature of Officer

Ashley Wiggins

Printed Name of Officer

VERIFICATION

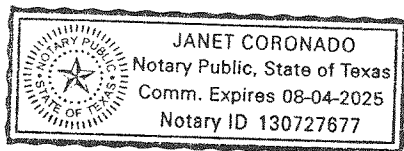
THE STATE OF TEXAS §

§

COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared ASHLEY WIGGINS, Authorized Agent for Cypress Fields Civic Association, Inc., a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 10th day of September, 2021.



Janet Coronado

Notary Public, State of Texas

Janet Coronado

Printed Name

My commission expires: 8/4/2025

After Recording, Return To:

RICE & RICE
39340 IH 10 West, Suite D
Boerne, Texas 78006

RP-2021-523518

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Pages 4
09/13/2021 04:41 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

RP-2021-523518