

CYPRESS COVE OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE - DALLAS COUNTY

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, Cypress Cove Owners Association, certifies as to the following:

1. The name of the subdivision is:

CYPRESS COVE

2. The name of the association is:

CYPRESS COVE RESIDENTIAL ASSOCIATION, INC.

3. The recording data for the subdivision (plat) is:

Declaration of Covenants Conditions and Restrictions **Doc. 201300183489**

4. The recording data for the declaration (including covenants, bylaws, and rules and regulations) is:

Specifications Sourcebook for Cypress Cove	Doc. 201300184750
Bylaws	Doc. 201300184788
Governing Protocols for Cypress Cove Owners Association	Doc. 201300184810
Real Property Improvement Authority	Doc. 201300214417
Articles of Formation	Doc. 201300230913
Violation Fine Structure	Doc. 201400028805
Architectural Review Committee Policy	Doc. 202100251531
Contract for Services and Bidding Policy	Doc. 202100251533
Religious Displays Policy	Doc. 202100251534
Security Measures Policy	Doc. 202100251535
Swimming Pool Enclosure Policy	Doc. 202100251536
Collection Policy	Doc. 202100251540

5. The recording data for each amendment to the declaration (including covenants, bylaws, and rules and regulations) is:

Amended and Restated Specifications Sourcebook	Doc. 201300246876
Correction Amendment	Doc. 201500077821
Amendment to the Bylaws	Doc. 202000217994

6. The mailing address for the association is as follows:

CYPRESS COVE RESIDENTIAL ASSOCIATION, INC.
c/o Vision Communities Management Incorporated
5757 Alpha Road, Ste. 680
Dallas, Texas 75240

7. The name, address, telephone number, and email address of the person managing the association or the association's designated representative are as follows:

Vision Communities Management Incorporated
5757 Alpha Road, Ste. 680
Dallas, Texas 75240
Phone: (972) 612-2302
Email: info@vcmtexas.com

8. The website address on which the association's dedicatory instruments are available:

<https://cypresscove.nabrnetwork.com>

9. The following fees are charged by the association relating to a transfer of property within the association:

Resale Certificate	\$340.00
Statement of Account	\$50.00
Refinance Certificate	\$50.00
Transfer Fee to management company	\$250.00
Home Sale Fee	\$250.00 to the reserve fund
	\$250.00 to the operating fund
Home Resale Fee	One-half the annual assessment

EXECUTED as of 12/26, 2022.

Vision Communities Management
Incorporated as managing agent for the
association

By (signature): S. Baldwin

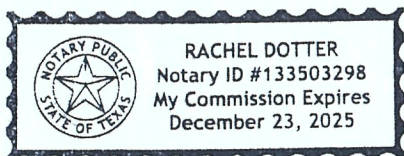
Name (printed): SHANNON BALDWIN

Title: COO

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 26th day of December, 2022, by Shannon Baldwin (name), the COO (title) authorized agent for Vision Communities Management Incorporated.



Rachel Dotter
Notary Public – The State of Texas

After Recording, Please Return To:
Vision Communities Management Incorporated
5757 Alpha Road, Suite 680
Dallas, TX 75240