

AFTER RECORDING RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street
Suite 4600
Dallas, Texas 75201**

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
CYPRESS BEND HOMEOWNERS' ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of CYPRESS BEND HOMEOWNERS' ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

W I T N E S S E T H :

WHEREAS, Gehan Homes, Ltd., a Texas limited partnership, as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Cypress Bend Subdivision, recorded on July 26, 2006, under Instrument No. 20060726001050360 in the Official Public Records of Collin County, Texas (the "*Declaration*") as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision**. The name of the subdivision which is the subject of the Declaration is Cypress Bend, Phases 1, 2, 3.

2. **Name and Mailing Address of the Association**. The name of the Association is Cypress Bend Homeowners' Association, Inc., and its mailing address is c/o Legacy Southwest Property Management, LLC ("*Legacy Southwest PM*"), 5600 Tennyson Pkwy. Ste 270, Plano, Texas 75024.

3. **Recording Data for the Subdivision**. The recording data for Cypress Bend, Phase 1, an addition to the City of Princeton, Collin County, Texas, is recorded under Instrument

No. 20060301010000810; Phase 2 is recorded under Instrument No. 20160208010000540; and Phase 3 is recorded under Instrument No. 20170711010003300, in the Official Public Records of Collin County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration was recorded under Instrument No. 20060726001050360, along with any and all amendments and supplements recorded in the Official Public Records of Collin County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The current mailing address for the Association is c/o Legacy Southwest PM, 5600 Tennyson Pkwy. Ste 270, Plano, Texas 75024, telephone (214) 705-1615, and e-mail at propertymanagement@cypressbendtxhoa.com.

6. **Website.** The Association's website may be found at <https://www.cypressbendtxhoa.com/homepage.aspx>.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$100.00 - transfer fee; and (ii) \$250.00 - resale certificate.

8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o Legacy Southwest PM via <http://www.legacysouthwestpm.com/>. The telephone number for Legacy Southwest PM is (214) 705-1615. Alternatively, you may contact the office for Legacy Southwest PM at 5600 Tennyson Pkwy. Ste 270, Plano, Texas 75024 or by e-mail at propertymanagement@cypressbendtxhoa.com.

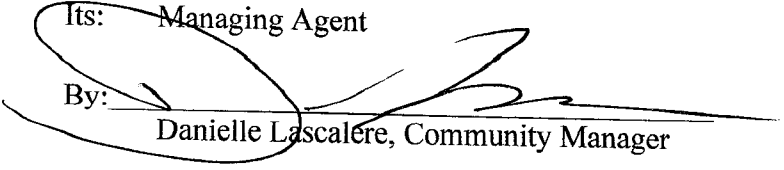
IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

**CYPRESS BEND HOMEOWNERS'
ASSOCIATION, INC.,
a Texas non-profit corporation**

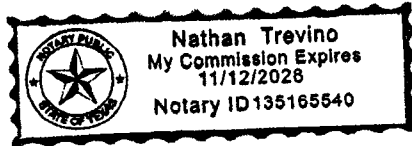
By: Legacy Southwest Property
Management, LLC

Its: Managing Agent

By: 
Danielle Lascalere, Community Manager

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 10th day of September, 2025, by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LLC, the Managing Agent of Cypress Bend Homeowners' Association, Inc., a Texas non-profit corporation.



Nathan Trevino
Notary Public, State of Texas

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2025000118507

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: September 16, 2025 03:18 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

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.

File Information:

Document Number: 2025000118507
Receipt Number: 20250916000722
Recorded Date/Time: September 16, 2025 03:18 PM
User: Devon O
Station: Workstation cck165

Record and Return To:

CSC



**STATE OF TEXAS
COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX