

AMENDED PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
Lancaster Community Association, Inc.
(Pursuant to TEXAS PROPERTY CODE Section 209.004)

1. Name of Subdivision: LANCASTER, Section One
LANCASTER, Section Two
CYPRESS SPRINGS, Section Two
CYPRESS SPRINGS, Section Three
CYPRESS SPRINGS, Section Four
CYPRESS SPRINGS, Section Five
CYPRESS SPRINGS, Section Six
CYPRESS SPRINGS SOUTH, Section One
CYPRESS SPRINGS SOUTH, Section Two
TEALBROOK, Section Two
TEALBROOK, Section Three
YAUPON PLACE, Section One
YAUPON PLACE, Section Two
MOUNTAIN SPRINGS

2. Name of Association: Lancaster Community Association, Inc.

3. Recording Data for the Subdivision:

Lancaster, Section One, according to the map or plat thereof filed under Volume 306, Page 86, in the Map Records of Harris County, Texas.

Lancaster, Section Two, according to the map or plat thereof filed under Volume 317, Page 7, in the Map Records of Harris County, Texas.

Cypress Springs, Section Two, according to the map or plat thereof filed under Clerk's Film Code No. 539145, in the Map Records of Harris County, Texas.

Cypress Springs, Section Three, according to the map or plat thereof filed under Clerk's Film Code No. 541182, in the Map Records of Harris County, Texas.

Cypress Springs, Section Four according to the map or plat thereof filed under Clerk's Film Code No. 551128, in the Map Records of Harris County, Texas.

Cypress Springs, Section Five, according to the map or plat thereof filed under Clerk's Film Code No. 595290, in the Map Records of Harris County, Texas.

Cypress Springs, Section Six, according to the map or plat thereof filed under Clerk's Film Code No. 595294, in the Map Records of Harris County, Texas.

Cypress Springs South, Section One, according to the map or plat thereof filed under Clerk's Film Code No. 552024, in the Map Records of Harris County, Texas.

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Cypress Springs South, Section Two, according to the map or plat thereof filed under Volume 678, Page 239, in the Map Records of Harris County, Texas.

Cypress Springs South, Section Two, Amending Plat No. 1, according to the map or plat thereof filed under Volume 679, Page 571, in the Map Records of Harris County, Texas.

Tealbrook, Section Two, according to the map or plat thereof filed under Clerk's Film Code No. 550178, in the Map Records of Harris County, Texas.

Tealbrook, Section Three, according to the map or plat thereof filed under Clerk's Film Code No. 569207, in the Map Records of Harris County, Texas.

Yaupon Place, Section One, according to the map or plat thereof filed under Clerk's Film Code No. 563053, in the Map Records of Harris County, Texas.

Yaupon Place, Section Two, according to the map or plat thereof filed under Clerk's Film Code No. 596216, in the Map Records of Harris County, Texas.

Mountain Springs, according to the map or plat thereof filed under Clerk's Film Code No. 677027, in the Map Records of Harris County, Texas.

4. Recording Data for the Declaration:

Declaration of Covenants, Conditions and Restrictions for Lancaster, Section One (1), recorded on February 12, 1982, under Clerk's File No. H331774 in the real property of Harris County, Texas.

Correction of the Declaration of Covenants, Conditions and Restrictions for Lancaster, Section One (1), recorded on March 2, 1982, under Clerk's File No. H353171 in the real property of Harris County, Texas.

Correction of the Declaration of Covenants, Conditions and Restrictions for Lancaster, Section One (1), recorded on April 6, 1982, under Clerk's File No. H399288 in the real property of Harris County, Texas.

Second Correction of the Declaration of Covenants, Conditions and Restrictions for Lancaster, Section One (1), recorded on May 26, 1982, under Clerk's File No. H463527 in the real property of Harris County, Texas.

Restrictive Covenant, Reserve A, Lancaster Section One (1), recorded on August 4, 1994, under Clerk's File No. P995979 in the real property records of Harris County, Texas.

Declaration of Covenants, Conditions and Restrictions for Lancaster, Section Two (2), recorded on August 15, 1983, under Clerk's File No. J093569 in the real property of Harris County, Texas.

Annexation Agreement, recorded on September 13, 1983, under Clerk's File No. J136700 in the real property of Harris County, Texas.

Declaration of Covenants, Conditions and Restrictions for Cypress Springs Sections Two and Three, recorded on October 10, 2003, under Clerk's File No. X100293 in the real property of Harris County, Texas.

Annexation Agreement, Cypress Springs Sections Two and Three, recorded on February 12, 2004 under Clerk's File No. X391679 in the real property records of Harris County, Texas.

Declaration of Covenants, Conditions and Restrictions for Cypress Springs South, Section One (1), and Cypress Springs, Section Four (4), recorded on September 3, 2004, under Clerk's File No. X895094 in the real property of Harris County, Texas.

Contractual agreement, Lancaster Community Association, Inc., recorded on February 17, 2004, under Clerk's File No. X399855 in the real property of Harris County, Texas.

Supplemental Declaration of Covenants, Conditions and Restrictions (Cypress Springs, Sections 5 and 6, recorded on May 17, 2006, under Clerk's File No. Z308696 in the real property of Harris County, Texas.

Supplemental Declaration of Covenants, Conditions and Restrictions (Cypress Springs South, Section Two), recorded on May 2, 2017, under Clerk's File No. RP-2017-189882 in the real property of Harris County, Texas.

Declaration of Covenants, Conditions and Restrictions for Tealbrook Subdivision, Sections 2 and 3, recorded on September 3, 2004, under File No. X895092 in the real property of Harris County, Texas.

Contractual agreement for Tealbrook Subdivision, Sections 2 and 3, recorded on February 17, 2004, under File No. X399854 in the real property of Harris County, Texas.

Declaration of Covenants, Conditions and Restrictions of Yaupon Place Section One Community Association, Inc., recorded on October 5, 2004, under File No. X966831 in the real property of Harris County, Texas.

Declaration of Covenants, Conditions and Restrictions of Yaupon Place Community Association, Inc., recorded on April 18, 2006, under File No. Z234773 in the real property records of Harris County, Texas.

Agreement Concerning Terms of Annexation of Yaupon Place Section One (1) by Lancaster Community Association, Inc., recorded on October 14, 2004, under Clerk's File No. X991326 in the real property records of Harris County, Texas.

Annexation Agreement, Mountain Springs Block 1, Lt 4, recorded on May 4, 2021, under Clerk's File No. RP-2021-244938 in the real property records of Harris County, Texas.

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5. Name and Mailing Address of the Association:

Lancaster Community Association, Inc.
19831 Stoney Haven Drive
Cypress, TX 77433

6. The name, mailing address, telephone number and email address of the person managing the Association or the Association's designated representative:

Mike Nathan
Daroka LLC, dba Lone Star Bookkeepers
2200 North Loop West, Suite 116
Houston, TX 77018
(832)433-7995
Mike@lonestarbookkeepers.com

7. The website address where homeowners may access the Association's dedicatory instruments:

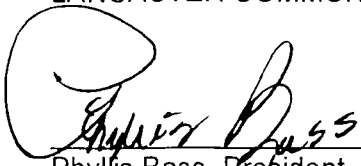
<https://mylcai.com/>

8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Transfer Fee - \$350.00
Resale Certificate - \$375.00
Refinance Fee - \$150.00

Date: June 18, 2025

LANCASTER COMMUNITY ASSOCIATION, INC.



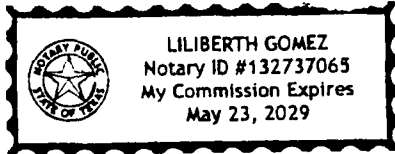
Phyllis Bass, President

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STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on June 18, 2025 by
Phyllis Bass, President for Lancaster Community Association, Inc., a Texas nonprofit
corporation, on behalf of said corporation.



A handwritten signature in black ink, appearing to be "L. Gomez", written over a horizontal line.

NOTARY PUBLIC, STATE OF TEXAS

7020.0006

Return to:

Lancaster Community Association, Inc.
19831 Stoney Haven Drive
Cypress, TX 77433

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Pages 6
07/01/2025 02:40 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$41.00

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

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