

**MANAGEMENT CERTIFICATE FOR  
CYPRESS FAIRWAY VILLAGE PROPERTY OWNERS' ASSOCIATION, INC.**

**THE STATE OF TEXAS**

**COUNTY OF HAYS**

The undersigned, being an officer of PMI Bluebonnet Realty, managing agent of Cypress Fairway Village Property Owners' Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

- 1) **Name of Subdivision:** Cypress Fairway Village Subdivision
- 2) **Name of the Association:** Cypress Fairway Village Property Owners' Association, Inc.
- 3) **Recording Data for the Subdivision Development:** Cypress Fairway Village, an unrecorded subdivision out of the L.C. Gibbs Survey in Hays County, Texas incorporated April 15, 1986.
- 4) **Recording Data for the Declaration:** See Exhibit "A"
- 5) **Name and Mailing Address for the Association:**  
Cypress Fairway Village Property Owners' Association, Inc.  
c/o PMI Bluebonnet Realty  
405 Main Street  
Blanco, TX 78606  
[www.cypressfairwayvillage.com](http://www.cypressfairwayvillage.com)
- 6) **Name and Mailing Address of Person Managing the Association or its Designated Representative:**  
PMI Bluebonnet Realty  
405 Main Street  
Blanco, TX 78606  
830-302-4738  
[admin@pmibluebonnetrealty.com](mailto:admin@pmibluebonnetrealty.com)
- 7) **Other information the Association considers appropriate:** Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase. **The purpose of this certificate is to provide information sufficient for the title company to correctly identify the subdivision and to contact its governing Association or representative.** This certificate does not purport to identify every piece of information pertinent to the subdivision. No person should rely on this certificate for anything other than instructions for contacting the Association in connection with the transfer of title to a home in the subdivision. **Association Transfer Fee: \$75.00**
- 8) **Fee(s) related to Property Transfer:**
  - **Management Transfer Fee - \$275.00**

This Management Certificate is effective as of the 12<sup>th</sup> day of June 2025.

CYPRESS FAIRWAY VILLAGE  
PROPERTY OWNERS' ASSOCIATION, INC.  
A Texas nonprofit corporation

By: \_\_\_\_\_

Name: Steven Poer

Title: Community Manager and Agent for POA

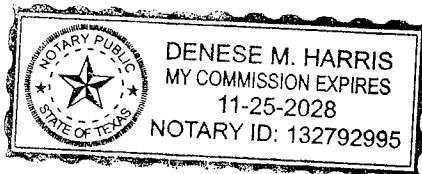
THE STATE OF TEXAS

COUNTY OF Blanco

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### CERTIFICATE OF ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME, by Steven Poer, the Community Manager and Agent for Cypress Fairway Village Property Owners' Association, Inc. on this the 12<sup>th</sup> day of June 2025, to certify which witness my hand and seal of office.



Denese M. Harris  
NOTARY PUBLIC, STATE OF TEXAS

### AFTER RECORDING RETURN TO:

PMI Bluebonnet Realty  
405 Main Street  
Blanco, TX 78606

**EXHIBIT "A"**

<b>HAYS INSTRUMENT NUMBER</b>	<b>RECORDING DATE</b>	<b>DOCUMENT</b>
Document No. 00126207	02/15/1979	Declaration of Covenants, Conditions and Restrictions
Document No. 00229771	05/28/1986	Special Warranty Deed
Document No. 00273720	11/28/1988	Amendment to Reservations, Restrictions, and Covenants for Cypress Fairway Village
Document No. 13006406	02/25/2013	Declaration of Amendment of Restrictions for Cypress Fairway Village
Document No. 13007764	03/08/2013	Declaration of Amendment of Restrictions for Cypress Fairway Village
Document No. 13011121	04/04/2013	Declaration of Rescission of Amendment of Restrictions for Cypress Fairway Village
Document No. 13016827	05/21/2013	Guidelines for Alternative Payment Plans
Document No. 13016828	05/21/2013	Document Retention Policy
Document No. 13016829	05/21/2013	Records Production and Copying Policy
Document No. 13016831	05/21/2013	Certificate of Recording: Bylaws for Cypress Fairway Village Property Owners Association, Articles of Incorporation for Cypress Fairway Village Property Owners Association, Rules & Regulations for Cypress Fairway Village Subdivision
Document No. 22026653	05/31/2022	Third Amendment to Restrictions for Cypress Fairway Village
Document No. 22034204	07/13/2022	Adoption of Permitted Rules and Regulations under Chapter 202 of the Texas Property Code
Document No. 22034205	07/13/2022	Adoption of Contract Procurement Policy
Document No. 22034206	07/13/2022	Adoption of Procedures and Guidelines for Conducting Hearings Pursuant to Chapter 209 of the Texas Property Code
Document No. 22034207	07/13/2022	Adoption of Procedures and Guidelines for the Exercise of Architectural Review Authority
Document No. 25017303	05/15/2025	Fourth Amendment to Restrictions for Cypress Fairway Village
Document No. 25021330	06/11/2025	Certified Resolution of the Board of Directors of Cypress Fairway Village Property Owners Association, Inc. Adoption of Fine and Enforcement Policy

**THE STATE OF TEXAS  
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of Hays County, Texas.

25021588 CERTIFICATE  
06/13/2025 10:08:47 AM Total Fees: \$33.00

Elaine H. Cárdenas, MBA, PhD, County Clerk  
Hays County, Texas

