

PROPERTY OWNERS ASSOCIATION 2<sup>nd</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**CYPRESSDALE COMMUNITY IMPROVEMENT ASSOCIATION**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.  
This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas §

County of Harris §

1. Name of Subdivision: Cypressdale Community
2. Subdivision Location: Harris County
3. Name of Homeowners Association: Cypressdale Community Improvement Association
4. Recording Data for Association: Plat for Section One, a Subdivision in Harris County, is recorded under Volume 189, page 102.  
  
Plat for Section Two, a Subdivision in Harris County, is recorded under Volume 200, Page 6.  
  
Plat for Section Three, a Subdivision in Harris County, is recorded under Volume 219, Page 145.  
  
Plat for Section Four, a Subdivision in Harris County, is recorded under Volume 232, Page 57.  
  
Plat for Section Five, a Subdivision in Harris County, is recorded under Volume 232, Page 121.
5. Recording Data for Declaration: Declaration of Covenants, Conditions, and Restrictions of Cypressdale Section One is filed under Document No. D561118.  
  
First Amendment to The Declaration of Covenants, Conditions, and Restrictions of Cypressdale Section One, Section Two, Section Three, and Section Four are filed under Document No.164-77-0261.  
  
Second Amendment to The Declaration of Covenants, Conditions, and Restrictions of Cypressdale Section One, Section Two, Section Three, and Section Four are filed under Document No.20120451075.  
  
Declaration of Covenants, Conditions and Restrictions for Cypressdale, Section Two is filed under Document No. E154791.

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Declaration of Covenants, Conditions and Restrictions for Cypressdale, Section Three is filed under Document No. E741309.

Declaration of Covenants, Conditions and Restrictions for Cypressdale, Section Four is filed under Document No. E677423.

Bylaws of the Cypress Community Improvement Association are filed under Document No. RP-080-52.

Second Amendment to the Bylaws of Cypressdale Community Improvement Association were adopted on January 16, 2002.

Third Amendment to Bylaws for Cypressdale Community Improvement Association are filed under Document No. 20130599706.

Certificate of Incorporation was filed with the State of Texas on 3/03/1972 under file number 529-96-0925

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

Cypressdale Community Improvement Nuisance Violations Resolution is filed under Document No. 20130599706

Cypressdale Community Improvement Prohibition of Offensive Activities Resolution is filed under Document No. RP-2020-420760.

The Below Guidelines, Resolutions, and Policies for Cypressdale are filed under Document No. RP-2021-168311

- Records Retention Policy
- Records Inspection Policy
- Membership Voting Policy
- E-mail Registration Policy
- Religious Item Display Guidelines
- Solar Energy Device Guidelines
- Roofing Material Guidelines
- Rainwater Collection Devices Guidelines
- Flag Display Guidelines
- Drought-Resistant Landscaping and Natural Turf Guidelines
- Violation Enforcement Resolution
- Violation Schedule
- Application of Payments Policy
- Conflict of Interest Policy
- Electronic and Telephonic Action Policy
- Standby Electric Generators Guidelines
- Billing Policy and Payment Plan Guidelines

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management  
17319 San Pedro Ave, #318  
San Antonio, TX 78232  
contact@spectrumam.com  
210-494-0659  
[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:
    - 1 business day = \$120.00 / 3 business days = \$95.00
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
  - Rush for Statement of Account only:
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account only:
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

**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 A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT 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. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 25<sup>th</sup> day of October, 2021.

Cypressdale Community Improvement Association

By: Shelby Welch  
Shelby Welch (of Spectrum Association Management), Managing Agent

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State of Texas §

County of Bexar §

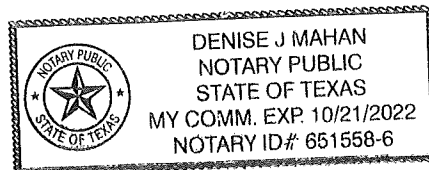
This instrument was acknowledged and signed before me on 25<sup>th</sup>,

October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Cypressdale Community Improvement Association, on behalf of  
said association.

Denise J Mahan  
Notary Public, State of Texas

**After Recording, Return To:**  
**Spectrum Association Management**  
**Attn: Transitions**  
**17319 San Pedro Ave., Ste. #318**  
**San Antonio, TX 78232**



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# Pages 5  
10/28/2021 09:03 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$30.00

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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