

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**  
**CYPRESS TERRACE HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS                   §  
  §  
COUNTY OF HARRIS           §

CYPRESS TERRACE HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is Cypress Terrace;
- (2) the name of the Association is Cypress Terrace Homeowners Association, Inc.;
- (3) the Subdivision is recorded in the Map and Plat Records of Harris County, Texas, as follows:
  - (a) Cypress Terrace, Section One, under Clerk's File No. X535578;
  - (b) Cypress Terrace, Section Two, under Clerk's File No. Z448685;
  - (c) Cypress Terrace, Section Three, under Clerk's File No. Z050601;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Harris County, Texas, as follows:
  - (a) Declaration of Covenants, Conditions and Restrictions of Cypress Terrace, under Clerk's File No. X860622;
  - (b) First Supplement to the Declaration of Covenants, Conditions and Restrictions of Cypress Terrace, under Clerk's File No. X937656;
  - (c) Declaration of Residential Restrictions, under Clerk's File No. Y300909;
- (5) the name and mailing address of the Association is:
  - (a) Cypress Terrace Homeowners Association, Inc., c/o Crest Management Company, AAMC, 17171 Park Row, Suite 310, Houston, Texas 77084;
- (6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:
  - (a) Crest Management Company, AAMC, 17171 Park Row, Suite 310, Houston, Texas 77084;

(b) (281) 579-0761;

(c) info@crest-management.com;

(7) The Association's website address is: <https://crest-management.com/Communities/Cypress-Terrace-Homeowners-Association>;

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

(a) Resale Certificate Fee: \$375.00;

(b) Resale Certificate Update:

- a. no charge within 30 days of original,
- b. within 30-180 days of original: \$75.00,
- c. (a new Resale Certificate must be purchased after 180 days);

(c) Certified Statement of Account (Transfer Fee): \$295.00;

(d) Refinance Statement of Account: \$75.00;

(e) RUSH FEE: \$100.00

(for documents that need to be provided in less than 3 business days);

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 28 DAY OF February, 2023.

By: Carolyn Bonds, Carolyn Bonds, PCAM  
on behalf of Crest Management Company, AAMC,  
Managing Agent for Cypress Terrace Homeowners Association, Inc.

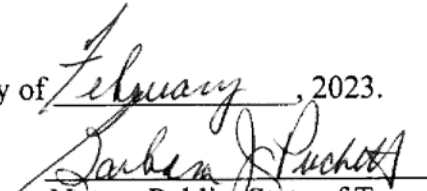
STATE OF TEXAS

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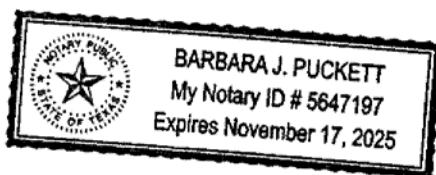
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Carolyn Bonds, PCAM, of Crest Management Company, AAMC, Managing Agent for Cypress Terrace Homeowners Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 28<sup>th</sup> day of February, 2023.

  
Notary Public, State of Texas

E-RECORDED BY:  
HOLTTOLLETT, P.C.  
9821 Katy Freeway, Suite 350  
Houston, Texas 77024



RP-2023-76355  
# Pages 4  
03/06/2023 11:23 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$26.00

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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