

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
CYPRESS FOREST RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer or managing agent of Cypress Forest Residential Community, Inc. (the "**Association**") and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Cypress Forest.
2. The name of the Association: Cypress Forest Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: Cypress Forest Plat - Volume 19, Pages 195 through 198, in the Plat Records of Hays County, Texas.
4. The recording data for the declaration with any amendments and/or supplements to the declaration: See Exhibit "A"
5. The name and mailing address of the Association: Cypress Forest Residential Community, Inc., c/o FirstService Residential, 5316 W. U.S. Hwy 290 Service Rd., Austin, Texas 78735.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: FirstService Residential
Mailing Address: 5316 W. U.S. Hwy 290 Service Rd., Austin, Texas
78735
Telephone Number: (512) 620-7059
Email Address: Austin@fsresidential.com

7. Website to access the Association's dedicatory instruments:

<https://cypressforest.connectresident.com>

8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Transfer Fee - \$350.00.

Resale Certificate - \$375.00.

Rush Fees: (3-5 days - \$75; 1-2 days - \$125).

For fees related to expedited delivery, updates, or questionnaire responses, please contact the management company for additional information.

[SIGNATURE PAGE FOLLOWS]

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

**CYPRESS FOREST RESIDENTIAL COMMUNITY,
INC.,** a Texas non-profit corporation

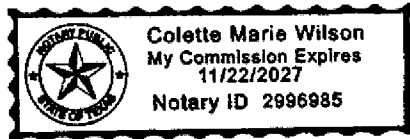
By: K. Rose Zapp
Name: Kristie Rose Zapp
Title: President

STATE OF TEXAS §

§
COUNTY OF Dallas §

This instrument was acknowledged before me this 23rd day of January, 2021
by Kristie Rose Zapp, President of Cypress Forest Residential Community,
Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
avaldez@winstead.com

EXHIBIT "A"**RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS**

1. Cypress Forest – Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 201616014656, Official Public Records of Hays County, Texas.
2. Cypress Forest – Community Manual, recorded as Document No. 201616014665, Official Public Records of Hays County, Texas.
3. Cypress Forest – Adoption of Working Capital Assessment, recorded as Document No. 201616014665, Official Public Records of Hays County, Texas.
4. Cypress Forest – Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 201717029444, Official Public Records of Hays County, Texas.
5. Cypress Forest – First Amendment to Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 201717029667, Official Public Records of Hays County, Texas.
6. Cypress Forest – First Supplement to Community Manual, recorded as Document No. 201818038209, Official Public Records of Hays County, Texas.
7. Cypress Forest – Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 202020001418, Official Public Records of Hays County, Texas.
8. Cypress Forest – First Amendment to Design Guidelines, recorded as Document No. 202121029702, Official Public Records of Hays County, Texas.

**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.

24002274 CERTIFICATE
01/23/2024 02:47:44 PM Total Fees: \$37.00

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

