

**MANAGEMENT CERTIFICATE  
OF  
CYPRESS CREEK EAST RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Cypress Creek East Residential Community, Inc., a Texas nonprofit corporation (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 Creek.
2. The name of the Association: Cypress Creek East Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Collin County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Cypress Creek, recorded as Document No. 2022000165793 in the Official Public Records of Collin County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Cypress Creek East Residential Community, Inc., c/o Legacy Southwest Property Management, 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Cypress Creek East Residential Community, Inc. c/o Legacy Southwest Property Management
Mailing Address:	8668 John Hickman Parkway, Suite 801, Frisco, TX 75034
Attn:	Danielle Lascalere
Telephone Number:	214-705-1615
Email Address:	<u>Danielle@legacysouthwestpm.com</u>

7. Website to access the Association's dedicatory instruments:  
www.cypresscreektxhoa.com
8. Amount and description of fees related to property transfer in the subdivision:  
The Association fees are in the following amounts:

Working Capital Assessment - one-half (1/2) of the annual Regular Assessments

Transfer Fee - \$150.00

Resale Certificate Fee - \$250.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

**CYPRESS CREEK EAST RESIDENTIAL COMMUNITY,  
INC.,**

a Texas nonprofit corporation

By: 

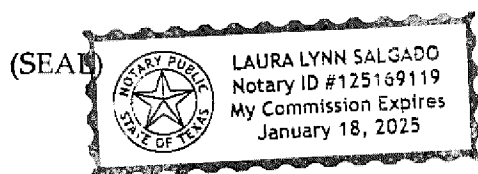
Name: Kyle Dickerson

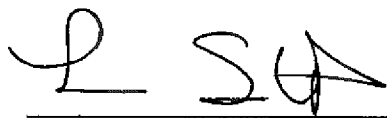
Title: President

STATE OF TEXAS §

COUNTY OF Dallas §

This instrument was acknowledged before me on the 20<sup>th</sup> day of June  
2022 by Kyle Dickerson, President of Cypress Creek East Residential Community, Inc., a Texas  
nonprofit corporation, on behalf of said nonprofit corporation.



  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Kristi E. Stotts, Esq.

Winstead PC

401 Congress Avenue, Suite 2100

Austin, Texas 78701

Email: [kstotts@winstead.com](mailto:kstotts@winstead.com)

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Cypress Creek, recorded as Document No. 2022000165793 in the Official Public Records of Collin County, Texas, as the same may be amended from time to time.
2. Cypress Creek Community Manual, recorded as Document No. 2022000165956 in the Official Public Records of Collin County, Texas, as the same may be amended and supplemented from time to time.
3. Cypress Creek Adoption of Working Capital Assessment, recorded as Document No. 2022000165945 in the Official Public Records of Collin County, Texas.

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2022000166158

eRecording - Real Property

CERTIFICATE

Recorded On: November 17, 2022 08:43 AM

Number of Pages: 5

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**" Examined and Charged as Follows: "**

Total Recording: \$38.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

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.

**File Information:**

Document Number: 2022000166158  
Receipt Number: 20221116000587  
Recorded Date/Time: November 17, 2022 08:43 AM  
User: Shannon C  
Station: Station 7

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX