

**MANAGEMENT CERTIFICATE FOR
CYPRESS SPRINGS PROPERTY OWNERS ASSOCIATION**

The following information is being provided pursuant to Section 209.004, Texas Property Code:

1. Name of subdivision: Cypress Springs on the Guadalupe
2. Name of the association: Cypress Springs Property Owners Association
3. Mailing address: 1301 Phantom Rider Trail
Spring Branch, TX 78070
4. Subdivision plat information:

Unit 1: Volume 10, Pages 351-354; as partially replatted by Volume 11, Page 45; as further partially vacated and replatted by Volume 11, Page 280, Map and Plat Records of Comal County, Texas

Unit 2: Volume 10, Pages 393-397; as partially vacated and replatted by Volume 11, Page 158; as further partially vacated and replatted by Volume 11, Page 213; as further partially vacated and replatted by Volume 11, Page 233; as further partially vacated and replatted by Volume 11, Page 235; as further partially amended by Document Number 9506476466; as further partially vacated and replatted by Volume 12, Page 1; as further partially amended by Document Number 200006000643; as further partially amended by Document Number 201906007912; as further partially vacated and replatted by Document Number 202106050569, Map and Plat Records of Comal County, Texas

Unit 3: Volume 11, Pages 41-44; as partially amended by Document Number 9506474491; as further partially amended by Document Number 200006020222; as further partially amended by Document Number 201206036000; as further partially amended by Document Number 201306050750; as further partially amended by Document Number 202106052839, Map and Plat Records of Comal County, Texas

Unit 4: Volume 11, Pages 85-92; as partially vacated and replatted by Volume 11, Page 214; as further partially vacated and replatted by Volume 11, Page 215; as further partially vacated and replatted by Volume 11, Page 236; as further partially vacated and replatted by Volume 11, Page 281; as further partially amended by Document Number 9506470984; as further partially amended by Document Number 9606019017; as further partially amended by Document Number 200106024693; as further partially vacated and replatted by Document Number 201906014977, Map and Plat Records of Comal County, Texas

5. Declaration information:

Declaration of Covenants, Conditions and Restrictions for Cypress Springs Section One, executed on December 28, 1993, recorded at Document Number 428695, Official Public Records of Real Property of Comal County, Texas

Declaration of Covenants, Conditions and Restrictions for Cypress Springs Section Two, executed on February 28, 1994, recorded at Document Number 432877, Official Public Records of Real Property of Comal County, Texas

Declaration of Covenants, Conditions and Restrictions for Cypress Springs Section Three, executed on June 22, 1994, recorded at Document Number 441880, Official Public Records of Real Property of Comal County, Texas

Declaration of Covenants, Conditions and Restrictions for Cypress Springs Section Four, executed on September 9, 1994, recorded at Document Number 447648, Official Public Records of Real Property of Comal County, Texas

Amendment to Declaration of Covenants, Conditions and Restrictions of Section One, Two, Three and Four to Prohibit Resubdivision, Cypress Springs, Comal County, Texas, executed on June 2, 1995, recorded in Document Number 467485, Official Public Records of Real Property of Comal County, Texas

Amendment to Declaration of Covenants, Conditions and Restrictions of Sections 1, 2, 3 and 4 to Further Define Definition of "Tract", executed on May 3, 1997, recorded in Document Number 9706011803, Official Public Records of Real Property of Comal County, Texas

6. Association management or representative:

Michelle Grell, President
1301 Phantom Rider Trail
Spring Branch, TX 78070
Telephone: 210-865-1454
E-mail: Michelle.grell@comalisd.org

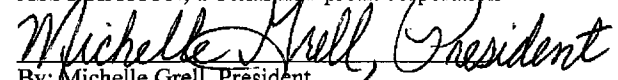
7. Website address:

www.cypresssprings.org

8. Property transfer fees:

\$300.00


CYPRESS SPRINGS PROPERTY OWNERS
ASSOCIATION, a Texas non-profit corporation


By: Michelle Grell, President

STATE OF TEXAS §
 §
COUNTY OF COMAL §

Before me, the undersigned notary public, on this day personally appeared Michelle Grell, President of Cypress Springs Property Owners Association, known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed it for the purposes and consideration expressed in it.

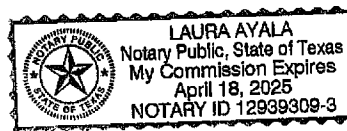
Given under my hand and seal of office the 22nd day of March, 2023.


Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Allen, Stein & Durbin, P.C.
Attorneys at Law
P.O. Box 101507
San Antonio, TX 78201

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**Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
04/13/2023 11:26:52 AM
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