

MANAGEMENT CERTIFICATE  
OF  
CYPRESS GREEN PROPERTY OWNERS ASSOCIATION, INC.

The undersigned, being an officer of Cypress Green Property Owners Association, Inc. and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Cypress Green.
2. The name of the association:  
Cypress Green Property Owners Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property in Harris County, Texas, made subject to that certain Cypress Green Master Covenant [Mixed-Use], recorded under Document No. RP-2022-353867, Official Public Records of Harris County, Texas (the "Covenant").
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the association: Cypress Green Property Owners Association, Inc., c/o RealManage Elevated Onsite, 6111 W. Plano Parkway, Suite 1000, Suite 1000, Plano, Texas 75093.
6. The name, mailing address, telephone number, and email address of the person managing the association:

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Name:             | Cypress Green Property Owners Association, Inc.<br>c/o RealManage Elevated Onsite |
| Manager:          | Crystal Romero                                                                    |
| Mailing Address:  | 6111 W. Plano Parkway, Suite 1000<br>Plano, Texas 75093                           |
| Telephone Number: | (855) 947-2636                                                                    |
| Email Address:    | cypress@ciramail.com                                                              |
7. Website to access the association's dedicatory instruments:  
<https://realmanage.com>
8. Amount and description of fees related to property transfer in the subdivision:  
The association fees are in the following amounts:

CYPRESS GREEN PROPERTY OWNERS ASSOCIATION, INC.  
MANAGEMENT CERTIFICATE

Working Capital Assessment – One-half (1/2) of the annual amount of  
Regular Assessments due in the year of the  
conveyance of the Lot or Condominium  
Unit

Builder to Homeowner Resale Certificate Fee: \$299

Builder to Homeowner Transfer Fee: \$0

Builder to Homeowner Conveyance Processing Fee: \$150

Builder to Homeowner Resale Certificate: \$299

Homeowner to Homeowner: \$375

Statement of Account: \$325

Refinance: \$250

Mortgage Loan Subordination: \$250

Conveyance Fee Surcharge on Delinquent Accounts: \$195

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 GREEN PROPERTY OWNERS  
ASSOCIATION, INC., a Texas nonprofit corporation

By: Bill Kouwenhoven  
Name: Bill Kouwenhoven  
Title: President

STATE OF Florida §  
COUNTY OF Manatee §

This instrument was acknowledged before me this 16<sup>th</sup> day of September, 2025  
by Bill Kouwenhoven the President of CYPRESS GREEN  
PROPERTY OWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said  
nonprofit corporation.

[SEAL]



Diana Forbes  
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.  
Winstead PC  
600 W. 5<sup>th</sup> Street, Suite 900  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

CYPRESS GREEN PROPERTY OWNERS ASSOCIATION, INC.  
MANAGEMENT CERTIFICATE

4893-7277-0348v.9 66729-3

RP-2025-367846

## ATTACHMENT 1

### RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Cypress Green Master Covenant [Mixed-Use], recorded as Document No. RP-2022-353867, Official Public Records of Harris County, Texas.
2. Cypress Green Development Area Declaration [Residential], recorded as Document No. RP-2022-355523, Official Public Records of Harris County, Texas.
3. Cypress Green Community Manual, recorded as Document No. RP-2022-355522, Official Public Records of Harris County, Texas.
4. Cypress Green Design Guidelines [Residential], recorded as Document No. RP-2022-357211, Official Public Records of Harris County, Texas.
  - a. Cypress Green First Amendment to Design Guidelines [Residential], recorded as Document No. RP-2022-407550 Official Public Records of Harris County, Texas.
  - b. Cypress Green Second Amendment to Design Guidelines [Residential], recorded as Document No. RP-2022-506771 Official Public Records of Harris County, Texas.
  - c. Cypress Green Third Amendment to Design Guidelines [Residential], recorded as Document No. RP-2022-24267 Official Public Records of Harris County, Texas.
5. Cypress Green Adoption of Working Capital Assessment, recorded as Document No. RP-2022-354871, Official Public Records of Harris County, Texas.
6. Cypress Green Notice of Applicability [Residential] [Section 1], recorded as Document No. RP-2022-358811, Official Public Records of Harris County, Texas.
7. Cypress Green Notice of Applicability [Residential] [Section 2], recorded as Document No. RP-2022-358812, Official Public Records of Harris County, Texas.
8. Cypress Green Notice of Applicability [Residential] [Section 3], recorded as Document No. RP-2022-358813, Official Public Records of Harris County, Texas.
9. Cypress Green Notice of Applicability [Residential] [Section 4], recorded as Document No. RP-2022-358814, Official Public Records of Harris County, Texas.
10. Cypress Green Notice of Applicability [Residential] [Section 5], recorded as Document No. RP-2022-358815, Official Public Records of Harris County, Texas.

CYPRESS GREEN PROPERTY OWNERS ASSOCIATION, INC.  
MANAGEMENT CERTIFICATE

11. Cypress Green Notice of Applicability [Residential] [Section 6], recorded as Document No. RP-2022-358816, Official Public Records of Harris County, Texas.
12. Cypress Green Notice of Applicability [Residential] [Section 7], recorded as Document No. RP-2022-358817, Official Public Records of Harris County, Texas.
13. Cypress Green Notice of Applicability [Residential] [Sections 8, 9, 10 and 11], recorded as Document No. RP-2024-306870, Official Public Records of Harris County, Texas.
14. Cypress Green Notice of Applicability & Notice of Addition of Land [Residential] [Sections 13 & 14], recorded as Document No. RP-2024-481225, Official Public Records of Harris County, Texas.

RP-2025-367846  
# Pages 6  
09/16/2025 12:51 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$41.00

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

RP-2025-367846