

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Lakes of Cypress Forest Community Association, Inc., a Texas non-profit corporation, (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code, and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

<u>Document and Name of Subdivision</u>	<u>Recording Data for Document</u>	<u>Recording Data for Subdivision</u>
Declaration of Covenants, Conditions and Restrictions for Lakes of Cypress Forest Section One	Harris County Clerk's File No. X950717	Film Code No. 565021. Map Records, Harris County, Texas; and as stated in said Declaration
First Supplemental Declaration of Covenants, Conditions and Restrictions Lakes of Cypress Forest Section One (Lakes of Cypress Forest Section Two)	Harris County Clerk's File No. 20060075519	Film Code No. 604190. Map Records, Harris County, Texas; and as stated in said Declaration
Second Supplemental Declaration of Covenants, Conditions and Restrictions Lakes of Cypress Forest Section One (Lakes of Cypress Forest Section Three)	Harris County Clerk's File No. 20070570129	Film Code No. 613185. Map Records, Harris County, Texas; and as stated in said Declaration
Third Supplemental Declaration of Covenants, Conditions and Restrictions Lakes of Cypress Forest Section One (Lakes of Cypress Forest Section Four)	Harris County Clerk's File No. 20120395011	Film Code No. 648043. Map Records, Harris County, Texas; and as stated in said Declaration
Certificate of Incorporation and By-laws	Harris County Clerk's File No. 20150436163	As stated in said Declarations
Amendment to Bylaws regarding Number of Director Positions	Harris County Clerk's File No. RP-2019-89657	As stated in said Declarations
Amendment to Bylaws regarding Number of Regular Meetings	Harris County Clerk's File No. RP-2020-609476	As stated in said Declarations
Amendment to Bylaws regarding Meetings Being Held by Remote Communications Technology	Harris County Clerk's File No. RP-2020-626837	As stated in said Declarations
Certificate of Corporate Resolution Adopting Enforcement Regulations and Fining Policy for Violations of the Governing Documents	Harris County Clerk's File No. 20100464610	As stated in said Declarations

Certificate of Corporate Resolution Adopting Enforcement Regulations and Fining Policy for Use of Golf Carts	Harris County Clerk's File No. 20100485305	As stated in said Declarations
Document Retention Policy	Harris County Clerk's File No. 20120242470	As stated in said Declarations
Statutory Compliance Policy	Harris County Clerk's File No. 20120242471	As stated in said Declarations
Records Production and Copying Policy	Harris County Clerk's File No. 20120242473	As stated in said Declarations
Payment Plan Policy	Harris County Clerk's File No. 20120242474	As stated in said Declarations
Overnight Parking and Towing Policy	Harris County Clerk's File No. 20140336638	As stated in said Declarations
Rules and Regulations regarding Solar Panels, Roof Shingles, Flag Poles, Religious Items & Rain Barrels	Harris County Clerk's File No. 20140465148	As stated in said Declarations
Architectural Guidelines regarding Pools, Spas, Decks, Patios Additions and Covers, Outdoor Kitchens, Play Equipment, and Basketball Goals	Harris County Clerk's File No. 20140465150	As stated in said Declarations
General Project Rules; Conditions for Wrought Iron Fences on Lake and/or side or Corner Lots; Conditions for Rain Gutters; Sheds and Shortage Units; Yard Art/Sculpture Conditions; Roofing Conditions; Conditions for Additional Landscape; Exterior Lighting, Trampolines, Spa/Hot Tub; Exterior Painting; Landscape Fountains; and Conditions for the Installation of a Home Generator	Harris County Clerk's File No. RP-2016-154533	As stated in said Declarations
Collection Policy/Plan	Harris County Clerk's File No. RP-2016-289903	As stated in said Declarations
Iron Fences: Iron Dog Pickets & Mesh	Harris County Clerk's File No. RP-2016-344829	As stated in said Declarations

Amended Golf Cart Regulations and Fining Policy for Use of Golf Carts	Harris County Clerk's File No. RP-20187-112163	As stated in said Declarations
Screened-in Patio Enclosure (Rear Only) Conditions; Conditions for Window Coverings; and Conditions for Pre-fabricated Shade Arbors & Gazebos (KITS)	Harris County Clerk's File No. RP-2017-495322	As stated in said Declarations
Lease Guidelines	Harris County Clerk's File No. RP-2019-257808	As stated in said Declarations
Bistro Light Guidelines	Harris County Clerk's File No. RP-2019-257833	As stated in said Declarations
Amendment to Policy regarding Spending Limits by Board Members	Harris County Clerk's File No. RP-2019-422189	As stated in said Declarations
Amended Golf Cart Regulations and Fining Policy for Use of Golf Carts	Harris County Clerk's File No. RP-2020-608397	As stated in said Declarations
Common Area: Stepping Stones; Community Pool Rules; Garbage Cans; and Additional Items for Unsightly or Unkempt Conditions	Harris County Clerk's File No. RP-2021-543352	As stated in said Declarations
Legislative Policies in Compliance with Texas Property Code (Swimming Pool Enclosure Policy; Large Contract Bid Solicitation Policy; Security Measures Policy; Religious Display Policy; Deed Restriction Violation Hearing Policy; ARC Denial Letter and Appeal Hearing Policy)	Harris County Clerk's File No. RP-2022-40638	As stated in said Declarations

Name and Mailing Address for Association

Lakes of Cypress Forest Community Association, Inc.
c/o DTA Community Management Services, Inc.
206A S Loop 336 #270
Conroe, Texas 77304

Name and Mailing Address of Person Managing
the Association or its Designated Representative

DTA Community Management Services, Inc.
206A S Loop 336 #270
Conroe, Texas 77304

Telephone Number to contact the Association

(832) 364 - 6880

Email Address to contact the Association

customer@webdta.com

Association Website

lakesofcypressforest.org

Transfer of Title Fees

Transfer Fee:	\$325.00
Resale Certificate Fee:	\$375.00
Updated Resale Certificate Fee:	\$75.00
Rush Fee:	\$225.00 - 1 day
	\$150.00 - 3 day
Refinance Fee:	\$50.00
Statement of Account-Resale:	\$75.00

Executed on this the 7th day of February, 2023.

Lakes of Cypress Forest Community Association,
Inc., a Texas non-profit corporation, acting by and
through its managing agent, DTA Community
Management Services, Inc.



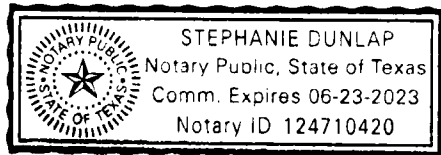
Todd Balla, Association Manager

STATE OF TEXAS

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COUNTY OF MONTGOMERY

This instrument was acknowledged before me on the 3rd day of February, 2023, by Todd Balla, Association Manager with DTA Community Management Services, Inc., the managing agent for Lakes of Cypress Forest Community Association, Inc., a Texas non-profit corporation, on behalf of said entity.



A handwritten signature in black ink, appearing to be 'SD', written over a horizontal line.

Notary Public, State of Texas

When recorded return to:
Hoover Slovacek LLP
Galleria Tower II
5051 Westheimer Rd., Suite 1200
Houston, Texas 77056

RP-2023-44394
Pages 6
02/09/2023 10:49 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$34.00

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-2023-44394