

**LAKES OF CYPRESS FOREST COMMUNITY ASSOCIATION, INC.**  
**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS           §

LAKES OF CYPRESS FOREST COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) The name of the subdivision is Lakes of Cypress Forest.
- (2) The name of the association is Lakes of Cypress Forest Community Association, Inc.
- (3) The subdivision is recorded in the Map Records of Harris County, Texas, as follows:
  - a. Lakes of Cypress Forest, Section One, under Clerk's File No. X870561;
  - b. Lakes of Cypress Forest, Section Two, under Clerk's File No. 20060054803;
  - c. Lakes of Cypress Forest, Section Three, under Clerk's File No. 20070423412;
  - d. Lakes of Cypress Forest, Section Four, under Clerk's File No. 20120384974.
- (4) The recording data for the declaration and any amendments to the declaration is as follows:
  - a. Declaration of Covenants, Conditions and Restrictions for Lakes of Cypress Forest, Section One, filed for record in the Real Property Records of Harris County, Texas, under Clerk's File No. X950717;
  - b. First Supplemental Declaration of Covenants, Conditions and Restrictions, filed for record in the Real Property Records of Harris County, Texas, under Clerk's File No. 20060075519;
  - c. Second Supplemental Declaration of Covenants, Conditions and Restrictions, filed for record in the Real Property Records of Harris County, Texas, under Clerk's File No. 20070570129;
  - d. Third Supplemental Declaration of Covenants, Conditions and Restrictions, filed for record in the Real Property Records of Harris County, Texas, under Clerk's File No. 20120395011.

- (5) The name and mailing address of the Association is:

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

(6) The name, mailing address, telephone number, and email address of the Association's

Designated Representative is:

- a. DTA Community Management Services;
- b. 206A S Loop 336 #270, Conroe Texas 77304;
- c. (832) 364-6880;
- d. customercare@webdta.com.

(7) The Association's website address is: lakesofcypressforest.org.

(8) The following fees are charged by the Association relating to a property transfer in the

Subdivision:

- a. Private Transfer Fee: \$225.00;
- b. Resale Certificate Fee: \$375.00;
- c. Updated Resale Certificate Fee: \$75.00;
- d. Rush Fee (24 hours): \$125.00;
- e. Rush Fee (72 hours): \$75.00;
- f. Refinance Fee: \$175.00.

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Subdivision and Association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents of the Subdivision or Association, and it does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this

Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 3 DAY OF SEPT, 2021.

By: Todd Balla, Managing Agent for Lakes of Cypress Forest Community Association, Inc., on behalf of DTA Community Management Services.

TODD BALLA  
Print Name

STATE OF TEXAS

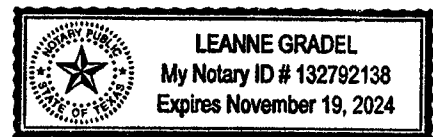
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§

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Todd Balla, of DTA Community Management Services, Managing Agent for Lakes of Cypress Forest Community Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 3rd day of September, 2021.

Leanne Gradel  
Notary Public, State of Texas



RP-2021-510605  
# Pages 4  
09/07/2021 09:37 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$26.00

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

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