

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
CYPRESS TRAILS COMMUNITY
IMPROVEMENT ASSOCIATION, INC.

(In Compliance with *Section 209.004 of Title 11 of the Texas Property Code*)

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

CYPRESS TRAILS COMMUNITY IMPROVEMENT ASSOCIATION, INC. (the "Association") is a Texas Non-Profit Corporation and a property owners' association. The Association's information required by *Section 209.004 of Title 11 of the Texas Property Code*, and certain other information the Association considers appropriate, is set forth herein. The undersigned, being the Association's Managing Agent, submits this amended/updated Management Certificate on behalf of the Association. This instrument supersedes any prior Management Certificate(s) filed by the Association. The Association certifies as to the following:

1. The name of the Subdivision is **TIMBERLANE, Section Twelve (12)**.
2. The name of the Association is **CYPRESS TRAILS COMMUNITY IMPROVEMENT ASSOCIATION, INC.**
3. The recording data (i.e., Map or Plat reference) for each Section of the Subdivision is as follows:

Map(s) or Plat(s) Records of Harris County, Texas:

- (i) **Timberlane, Section Twelve (12) - Volume 282, Page 42.**

4. The recording data for the Declaration (which may be referred to as the "Declaration," the "Restrictions," the "Deed Restrictions," the "Covenants, Conditions and Restrictions," the "Restrictions and Covenants" or the "CC&Rs") for each Section of the Subdivision, including Amendments, Modifications and/or Supplements as applicable, is as follows:

Deed Restrictions (Deed Records of Harris County, Texas):

- (i) **Timberlane, Section Twelve (12) - Harris County Clerk's File No. H118254.**

5. The name and mailing address of the Association is: **CYPRESS TRAILS COMMUNITY IMPROVEMENT ASSOCIATION, INC., C/O Consolidated Management Services, 128 Vision Park Boulevard, Suite 110, Shenandoah, Texas 77384 (Attention: Ms. Allison Malandrucolo, Manager).**

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6. The name, mailing address, telephone number, and e-mail address of the person managing the Association or the Association's designated representative is: : Consolidated Management Services, 128 Vision Park Boulevard, Suite 110, Shenandoah, Texas 77384 (Attention: Ms. Allison Malandrucolo, Association Manager), Telephone No. 281.296.9775, Telefax No. 281.296.9788, e-mail address cms.allison@gmail.com.
7. The website for Consolidated Management Services is www.cmsgroup.org, and true and correct copies of the Association's dedicatory instruments are accessible to Association Members on this website.
8. The Amount and Description of Fees Charged by the Association relating to a Property Transfer in the Subdivision: A complete list of the fees and charges the Association may assess to be collected prior to or at the closing of a sale or refinance of a property in the Subdivision(s) is as follows: a) regarding a sale, an administrative Transfer Fee in the amount of \$300.00 is charged, payable to Consolidated Management Services; b) regarding a refinance, an administrative refinance fee in the amount of \$150.00 is charged, payable to Consolidated Management Services; c) if a Resale Certificate is requested, the fee for a Resale Certificate is \$375.00, payable to Consolidated Management Services, and the fee for an updated Resale Certificate is \$75.00, payable to Consolidated Management Services; and d) if a Resale Certificate is requested on an expedited basis, a fee for expediting is charged in the amount of \$100.00, payable to Consolidated Management Services. The Association may require payment before beginning the process of providing a Resale Certificate but may not process such payment until the Certificate is available for delivery. A written request which does not specify the name and location to which the information is to be sent is not effective.
9. Other information the Association considers appropriate is as follows: a true and correct copy of this recorded and file-stamped amended/updated Management Certificate will also be electronically filed with the Texas Real Estate Commission ("TREC") so that the TREC may make the data accessible to the general public through its Internet website.

SIGNED on this the 24 day of July, 2024.

**CYPRESS TRAILS COMMUNITY IMPROVEMENT
ASSOCIATION, INC.**
(a Texas Non-Profit Corporation)

By: **H & W Consolidated Services, Inc., a Texas
Corporation d/b/a Consolidated Management
Services**

By: Alli Mal
ALLISON MALANDRUCOLO, Authorized
Representative of Consolidated Management Services,
and Association Manager for Cypress Trails Community
Improvement Association, Inc.

(Acknowledgment is Contained on Page 3 Hereof)

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Pages 4
08/08/2024 12:15 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

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.



Tenesia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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