

STATE OF TEXAS

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COUNTY OF COLLIN

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
CYPRUS VILLAS HOMEOWNERS' ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of CYPRUS VILLAS HOMEOWNER'S ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

W I T N E S S E T H:

WHEREAS, that certain Declaration of Covenants, Conditions and Restrictions for Cyprus Villas Homeowner's Association Inc. (the "*Declaration*"), was filed on April 7, 2017 and is recorded as Instrument No. 20170718000939200 in the Official Public Records of Collin County, Texas, which Declaration, as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivisions.** The subdivision is known generally as Cyprus Villas Homeowner's Association Inc., and the plats for said subdivision are denominated as follows: Cyprus Villas.

2. **Name and Mailing Address of the Association.** The name of the Association is Cyprus Villas Homeowner's Association Inc., The mailing address for the Association is 1512 Crescent Dr. Suite 112 Carrollton, TX 75006.

3. **Recording Data for the Subdivision.** The recording data for each plat in the subdivision is described as follows: Filed of Record in the Official Records of Collin County on October 3, 2018 as Document No.20181003010004620 in Collin County, Texas.

4. **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. 20170718000939200 in the Official Public Records of Collin County, Texas, as amended by instruments recorded as instrument No.20180301000255390 in the Official Public Records of Collin County, Texas.

5. **Name of and Contact Information for the Managing Agent of the Association.** The Association's managing agent is Essex Association Management L.P., 1512 Crescent Dr. Suite 112 Carrollton, TX 75006.; telephone 972-428-2030; facsimile 469-342-8205; and email Ron@essexhoa.com.

6. **Website.** The Association's website may be found at www.cyprusvillashoa.com

7. **Fees Due Upon Property Transfer.** The maximum fees to be charged relating to a property transfer are: (i) \$375 as resale disclosure/estoppel fee; (ii) The maximum fee to be charged for transfer is \$450; (iii) The maximum resale fees to be charged for a resale certificate/estoppel update; is \$75; (iv) The maximum fees to be charged for a rush fee is \$200; (v) The maximum fees to be charged for a Lender Questionnaire – Standard is \$225; (vi) The maximum fees to be charged for a Lender Questionnaire – Custom is \$275; (vii) a maximum fee of \$2,500 Working Capital/Reserve Fee; and (viii) a maximum fee of \$450 transfer fee following a trustee sale or foreclosure.

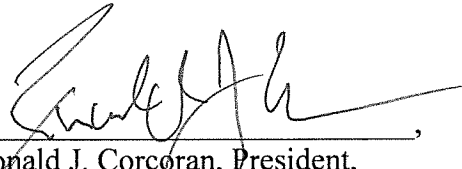
8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o Abby@essexhoa.com.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code, and serves to replace all Management Certificates previously filed by the Association.

ASSOCIATION:

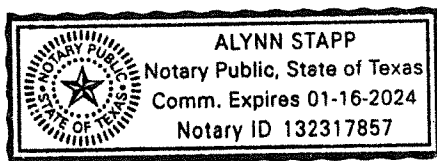
**CYPRUS VILLAS HOMEOWNER'S
ASSOCIATION INC.**

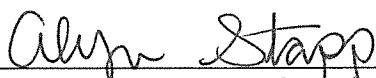
a Texas non-profit corporation

By: 
Ronald J. Corcoran, President,
Essex Association Management L.P.,
Its Managing Agent

STATE OF TEXAS §
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COUNTY OF DALLAS §

This instrument was acknowledged before me on the 30 day of August, 2021, by Ronald J. Corcoran, President of Essex Association Management L.P., the Managing Agent for the Managing Agent for Cyprus Villas Homeowner's Association Inc., a Texas non-profit corporation.




Notary Public, State of Texas



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
08/31/2021 08:38:36 AM
\$30.00 AHASIK
20210831001762210

