

**SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS**  
*for*  
**CYPRESS COVE MAINTENANCE ASSOCIATION**

THE STATE OF TEXAS

COUNTY OF COMAL

The undersigned, being the authorized representative of Cypress Cove Maintenance Association (the “**Association**”), a property owner’s association as defined in Section 202.001 of the Texas Property Code, hereby supplements the:

Notice of Dedicatory Instruments for Cypress Cove Maintenance Association, recorded in the Official Public Records of Real Property of Comal County, Texas under Clerk’s File No. 201806021036;

Supplemental Notice of Dedicatory Instruments for Cypress Cove Maintenance Association, recorded in the Official Public Records of Real Property of Comal County, Texas under Clerk’s File No. 201806023648;

Supplemental Notice of Dedicatory Instruments for Cypress Cove Maintenance Association, recorded in the Official Public Records of Real Property of Comal County, Texas under Clerk’s File No. 201806031523;

Supplemental Notice of Dedicatory Instruments for Cypress Cove Maintenance Association, recorded in the Official Public Records of Real Property of Comal County, Texas under Clerk’s File No. 201806042413;

Supplemental Notice of Dedicatory Instruments for Cypress Cove Maintenance Association, recorded in the Official Public Records of Real Property of Comal County, Texas under Clerk’s File No. 201906001486;

Supplemental Notice of Dedicatory Instruments for Cypress Cove Maintenance Association, recorded in the Official Public Records of Real Property of Comal County, Texas under Clerk’s File No. 201906002782;

Supplemental Notice of Dedicatory Instruments for Cypress Cove Maintenance Association, recorded in the Official Public Records of Real Property of Comal County, Texas under Clerk’s File No. 201906002782;

Supplemental Notice of Dedicatory Instruments for Cypress Cove Maintenance Association, recorded in the Official Public Records of Real Property of Comal County, Texas under Clerk’s File No. 202006052530, and

Supplemental Notice of Dedicatory Instruments for Cypress Cove Maintenance Association, recorded in the Official Public Records of Real Property of Comal County, Texas under Clerk’s

File No. 202206005436 (the "Notice"), which Notice was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified in the Notice, the following document is a Dedicatory Instrument governing the Association:

- ACC Form - Rate Schedule for Structures in Cypress Cove
- ACC Form – Deposit to Ensure Permit Compliance

[These ACC Forms supersede and replace any previously recorded versions.]

True and correct copies of such Dedicatory Instruments are attached to this Supplemental Notice.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Comal County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Supplemental Notice is true and correct and that the copies of the Dedicatory Instruments attached to this Notice are true and correct copies of the originals.

Executed on this 23 day of Oct, 2023.

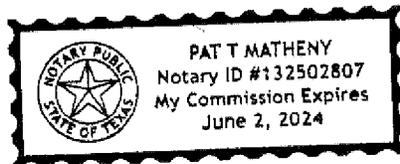
CYPRESS COVE MAINTENANCE  
ASSOCIATION

By: Laura Morille  
\_\_\_\_\_, authorized representative

THE STATE OF TEXAS

COUNTY OF Comal

BEFORE ME, the undersigned notary public, on this 23RD day of October, 2023, personally appeared Laura Morille authorized representative of Cypress Cove Maintenance Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Pat T Matheny  
Notary Public in and for the State of Texas

CYPRESS COVE MAINTENANCE ASSOCIATION  
ARCHITECTURAL CONTROL COMMITTEE  
RATE SCHEDULE FOR STRUCTURES IN CYPRESS COVE

PERMIT RATE SCHEDULE

A)	Fences	\$50
B)	Carport, Deck or Shed <200 sq ft	
	Shed is defined as having a wooden, natural dirt or gravel floor	\$50
C)	Carport, Deck or Shed >200 sq ft	\$100
D)	Garage & House addition <481 sq ft	\$400
E)	Garage & House addition >481 sq ft	\$600
F)	New House permit fee	\$2,000
G)	90 day Permit Extension – New House	\$1,000
H)	90 day Permit Extension – Garage/House Addition	\$250
I)	Swimming Pool	\$300
J)	Variance Review/Recording	\$2,000

DEPOSIT RATE SCHEDULE

A)	New Home deposit	\$5,000
B)	Home or Garage Addition deposit	\$1,000

CYPRESS COVE MAINTENANCE ASSOCIATION  
ARCHITECTURAL CONTROL COMMITTEE  
DEPOSIT TO ENSURE PERMIT COMPLIANCE

- Because of frequent difficulties in achieving builders' compliance with the terms under which a building permit is granted, it is necessary to impose a system of deposits to ensure compliance.
- Any new house permit will require a deposit fee of \$5,000.00 and permit fee of \$2,000.00 made payable by check to the Cypress Cove Maintenance Association (CCMA).
- A garage or home addition will require a deposit of \$600.00 and permit fee of \$400 made payable by check to the Cypress Cove Maintenance Association (CCMA).
- If the terms and conditions of a permit are complied with fully and readily, the entire deposit will be refunded after construction and site clean-up are completed. It is the responsibility of the builder/owner to inform the Architectural Control Committee (ACC) representative by email when work is completed so that members of the ACC Committee can confirm completion. The Final Inspection must be completed before the property is occupied. Send your request to: [cypresscoveACC@gvtc.com](mailto:cypresscoveACC@gvtc.com) .
- Request for deposit refunds must be received within 364 days of permit date or the deposit will be turned over to The Comptroller of Texas.
- Any failure of compliance such as debris at the work site, lack of toilet facilities, lack of approved trash container, etc., will result in penalties being withheld from the deposit on **each day of non-compliance**. Serious non-compliance breaches will result in heavier penalties.
- Any attempt to circumvent the intent of this policy, such as stopping payment of a deposit check, will result in the immediate cancellation of a permit. Renewal of such canceled permit will require a deposit of \$5,000 payable by money order or cashier's check; our sole purpose is to ensure compliance and we hope to return the entire deposit.
- Any assessment or compilation of assessments in excess of \$2,000, the deposit amount must be brought up to the \$5,000 level by check made payable to the Cypress Cove Maintenance Association to maintain the \$5,000 deposit level.
- Permits are for 180 days, if you require more time, please obtain an extension before your permit expires to avoid any fines.

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**OWNER**

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**DATE**

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**BUILDER**

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**DATE**

Deposit refund info list name and address of person / company to receive the check:

Name(s):

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Mailing address:

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Phone number:

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Email of builder or homeowner:

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Note: We will not accept changes to this information once submitted unless a notarized affidavit from the original party(ies) is presented.

Section: \_\_\_\_\_

Lot: \_\_\_\_\_

Cypress Cove address: \_\_\_\_\_

**Filed and Recorded  
Official Public Records  
Bobbie Koeppe, County Clerk  
Comal County, Texas  
10/26/2023 08:57:59 AM  
MARY 5 Pages(s)  
202306034014**



*Bobbie Koeppe*