

NOTICE OF DEDICATORY INSTRUMENTS
for
CYPRESS COVE MAINTENANCE ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF COMAL §

The undersigned, being the authorized representative for Cypress Cove Maintenance Association ("Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code hereby certifies as follows:

1. Property: The Property to which the Notice applies is described as follows:
 - a. Cypress Cove, Section 1, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 1, Page 45 of the Plat Records of Comal County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Cypress Cove, Section 2, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 1, Pages 60-61 of the Plat Records of Comal County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Cypress Cove, Section 3, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 1, Pages 67-68 of the Plat Records of Comal County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Cypress Cove, Section 4, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 1, Pages 69-70 of the Plat Records of Comal County, Texas and all amendments to or replats of said maps or plats, if any.
 - e. Cypress Cove, Section 5, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 1, Page 77 of the Plat Records of Comal County, Texas and all amendments to or replats of said maps or plats, if any.
 - f. Cypress Cove, Section 6, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 1, Page 83 of the Plat Records of Comal County, Texas and all amendments to or replats of said maps or plats, if any.

- g. East Ridge of Cypress Cove, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 2, Pages 29-30 of the Plat Records of Comal County, Texas and all amendments to or replats of said maps or plats, if any.
 - h. Cypress Cove, Section 8, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 2, Pages 27-28 of the Plat Records of Comal County, Texas and all amendments to or replats of said maps or plats, if any.
 - i. Cypress Cove, Section 9, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 2, Page 51 and amended in Volume 2, Page 66 of the Plat Records of Comal County, Texas and all amendments to or replats of said maps or plats, if any.
 - j. Cypress Cove, Section 10, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 2, Page 67 of the Plat Records of Comal County, Texas and all amendments to or replats of said maps or plats, if any.
 - k. Cypress Cove, Section 11, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 3, Page 49 of the Plat Records of Comal County, Texas and all amendments to or replats of said maps or plats, if any.
 - l. Cypress Cove, Section 12, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 7, Page 80 of the Plat Records of Comal County, Texas and all amendments to or replats of said maps or plats, if any.
2. Restrictive Covenants: The description of the documents imposing restrictive covenants on the Property, the amendments to such documents, and the recording information for such documents are as follows:
- a. Documents:
 - (1) Restrictions on Cypress Cove, Section 1.
 - (2) Reservations, Restrictions, Covenants and Easements.
 - (3) Restrictions on Cypress Cove, Section 3.
 - (4) Restrictions on Cypress Cove, Section 4.
 - (5) Restrictions on Cypress Cove, Section 5.
 - (6) Restriction, Easements and Reservations on Cypress Cove, Section 6.
 - (7) Restrictions on East Ridge of Cypress Cove.
 - (8) Restrictions on Cypress Cove, Section 8.
 - (9) Restrictions of Cypress Cove, Section 9.

- (10) Restrictions of Cypress Cove, Section 10.
- (11) Restrictions of Cypress Cove, Section 11.
- (12) Restrictions (Cypress Cove, Section 12).

b. Recording Information:

- (1) Volume 127, Page 562, *et seq.* of the Real Property Records of Comal County, Texas.
- (2) Volume 133, Page 54, *et seq.* of the Real Property Records of Comal County, Texas.
- (3) Volume 132, Page 613, *et seq.* of the Real Property Records of Comal County, Texas.
- (4) Volume 133, Page 205, *et seq.* of the Real Property Records of Comal County, Texas.
- (5) Volume 134, Page 460, *et seq.* of the Real Property Records of Comal County, Texas.
- (6) Volume 137, Page 32, *et seq.* of the Real Property Records of Comal County, Texas.
- (7) Volume 151, Page 635, *et seq.* of the Real Property Records of Comal County, Texas.
- (8) Volume 151, Page 631, *et seq.* of the Real Property Records of Comal County, Texas.
- (9) Volume 161, Page 79, *et seq.* of the Real Property Records of Comal County, Texas.
- (10) Volume 161, Page 342, *et seq.* of the Real Property Records of Comal County, Texas.
- (11) Volume 182, Page 145, *et seq.* of the Real Property Records of Comal County, Texas.
- (12) Volume 350, Page 635, *et seq.* of the Real Property Records of Comal County, Texas.

3. Other Dedicatory Instruments: In addition to the Restrictive Covenants identified in Paragraph 2 above, the following document is a Dedicatory Instrument governing the Association which was previously recorded in the Official Public Records of Real Property of Comal County, Texas:

a. Document:

- (1) Amended By-Laws of Cypress Cove Maintenance Association.

b. Recording Information:

- (1) Comal County Clerk's File No. 201706002771.

4. Dedictory Instruments: In addition to the Dedictory Instrument identified in Paragraph 3 above, the following document is a Dedictory Instrument governing the Association:
- a. Articles of Incorporation of Cypress Cove Maintenance Association.

A true and correct copy of such Dedictory Instrument is attached to this Notice.

This 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 Notice is true and correct and that the copy of the Dedictory Instrument attached to this Notice is a true and correct copy of the original.

Executed on this 31st day of May, 2018.

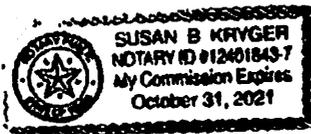
**CYPRESS COVE MAINTENANCE
ASSOCIATION**

By: _____

Cliff Davis, authorized representative

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 31st day of May, 2018 personally appeared Cliff Davis, 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.



Notary Public in and for the State of Texas

POOR QUALITY

NON-PROFIT



OFFICE OF THE SECRETARY OF STATE

CERTIFICATE OF INCORPORATION
OF

CYPRESS COVE MAINTENANCE ASSOCIATION
CHARTER NO. 181578

The undersigned, as Secretary of State of the State of Texas, hereby certifies that duplicate originals of Articles of Incorporation for the above corporation duly signed and verified pursuant to the provisions of the Texas Non-Profit Corporation Act, have been received in this office and are found to conform to law.

ACCORDINGLY the undersigned, as such Secretary of State, and by virtue of the authority vested in him by law, hereby issues this Certificate of Incorporation and attaches hereto a duplicate original of the Articles of Incorporation.

Dated February 16 19 62


Secretary of State



ARTICLES OF INCORPORATION
OF
CYPRESS COVE MAINTENANCE ASSOCIATION

Filed in the Office of the
Secretary of State
The 16 day of Feb
1961
Deputy Director, Corporation D.

We, the undersigned, natural persons of the age of twenty-one (21) years or more, all of whom are citizens of the State of Texas, acting as incorporators of a corporation under the Texas Non-Profit Corporation Act, do hereby adopt the following Articles of Incorporation for such Corporation.

ARTICLE I.

The name of the corporation is CYPRESS COVE MAINTENANCE ASSOCIATION.

ARTICLE II.

The corporation is a non-profit corporation.

ARTICLE III.

The period of its duration is perpetual.

ARTICLE IV.

The purpose or purposes for which the corporation is organized are:

- (a) To own, maintain, provide, manage and operate all types of recreational and sports facilities;
- (b) To maintain, conduct, manage and operate a private club for sports and recreational activities of all types for the use and benefit of its members;
- (c) To supervise, control and manage the maintenance, improvement and beautification of residential subdivisions and the public areas located therein and to collect assessments for such purposes;
- (d) In general, to carry out any other business in connection with the foregoing, and to have and exercise all of the powers conferred by the laws of the State of Texas upon corporations formed under the Texas Non-Profit Corporation Act and to do and perform all of the things herein set forth to the same extent as natural persons might do.

ARTICLE V.

The street address of the initial registered office of the corporation is 510 Taft Avenue, Houston, Texas, and the name of its initial registered agent at such address is R. H. Basden.

ARTICLE VI.

The number of directors constituting the initial Board of Directors of the corporation is three (3) and the names and addresses of the persons who are to serve as the initial directors are:

| | |
|-----------------|------------------------------------|
| R. H. Basden | 510 Taft Avenue Houston, Texas |
| James R. Dupuy | 510 Taft Avenue Houston, Texas |
| Ike P. Robinson | 510 Taft Avenue Houston, Texas. |

ARTICLE VII.

The name and street address of each incorporator is:

| | |
|-----------------|------------------------------------|
| R. H. Basden | 510 Taft Avenue Houston, Texas |
| James R. Dupuy | 510 Taft Avenue Houston, Texas |
| Ike P. Robinson | 510 Taft Avenue Houston, Texas. |

IN WITNESS WHEREOF, we have hereunto set out hands this 15th day of February, 1962.

R. H. Basden
R. H. Basden

James R. Dupuy
James R. Dupuy

Ike P. Robinson
Ike P. Robinson

Handwritten notes and stamps, including a circular seal with illegible text.

UNOFFICIAL

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
05/31/2018 09:50:26 AM
TERRI 8 Pages(s)
201806021036



Bobbie Koepf