

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
KINGSBROOK AT RIDGEVIEW HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

The undersigned, being the Managing Agent of Kingsbrook at Ridgeview Homeowners Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any Management Certificate previously filed by the Association:

1. Name of the Subdivision: The name of the subdivision is Kingsbrook at Ridgeview.
2. Name and Mailing Address of the Association: The name of the Association is Kingsbrook at Ridgeview Homeowners' Association, Inc., located at 1024 S. Greenville Ave., Suite 230, Allen, TX 75002.
3. Recording Data for the Subdivision:
 - a. Kingsbrook at Ridgeview, a subdivision in Collin County, Texas, more particularly described by metes and bounds in the Exhibit "A" attached to such document described below under 4a(1) and 4b(1) (and incorporated herein by reference), and all amendments and/or annexations thereto, if any.
4. Recording Data for the Declaration*:
 - a. Documents:
 - 1) Declaration of Covenants, Conditions and Restrictions for Kingsbrook at Ridgeview.
 - 2) First Amendment to the Declaration of Covenants, Conditions and Restrictions for Kingsbrook at Ridgeview.
 - 3) Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Kingsbrook at Ridgeview.
 - b. Recording Information:
 - 1) Collin County Clerk's File No. 99-0072946.
 - 2) Collin County Clerk's File No. 20200707001043200.
 - 3) Collin County Clerk's File No. 2024000122125.
5. Name and Contact Information for the Managing Agent of the Association:

Neighborhood Management, Inc.
c/o Beverly Coghlan
1024 S. Greenville Ave, Suite 230
Allen, TX 75002
Phone: 972-359-1548
Email Address: managementcertificate@nmitx.com
6. Website: The Association's website may be found at <https://neighborhoodmanagement.com>.

7. Property Transfer /Resale Fees:

Resale Certificate:	\$375.00
Resale Certificate Update:	Free up to 14 days
From 14 – 180 days:	\$100.00
Transfer Fee:	\$250.00
Refinance Fee:	\$150.00
Rush Fee:	\$150.00.

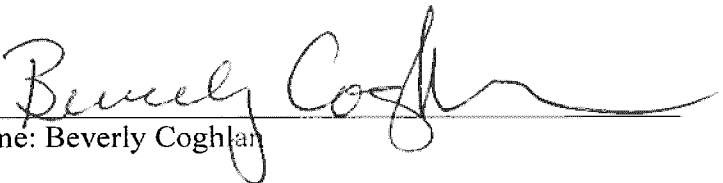
8. Resale Certificates. Resale Certificates may be requested via the Neighborhood Management, Inc. office located at 1024 S. Greenville Avenue, Suite 230, Allen, Texas 75002, telephone number (972) 359-1548.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed.

KINGSBROOK AT RIDGVIEW
HOMEOWNERS ASSOCIATION, INC.
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By:



Name: Beverly Coghlan

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient to for a title company or others to correctly identify the Subdivision and to contract the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

STATE OF TEXAS

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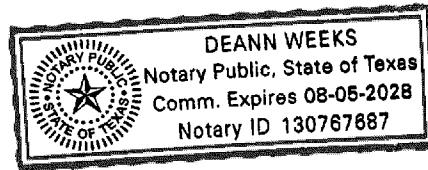
COUNTY OF COLLIN

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This instrument was acknowledged before me on the 4th day of October, 2024, by Beverly Coghlan, Agent for the Association of KINGSBROOK AT RIDGEVIEW HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas



Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2024000123125

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: October 04, 2024 02:34 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

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.

File Information:

Document Number: 2024000123125
Receipt Number: 20241004000525
Recorded Date/Time: October 04, 2024 02:34 PM
User: Maria P
Station: Station 3

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF COLLIN

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX