

Denton County
Juli Luke
County Clerk

Instrument Number: 96293

ERecordings-RP

MISCELLANEOUS

Recorded On: September 06, 2023 03:45 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$42.00

***** 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: 96293
Receipt Number: 20230906000550
Recorded Date/Time: September 06, 2023 03:45 PM
User: Brandon H
Station: Station 10

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

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 Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**THIRD AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
KINGS RIDGE ESTATES RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Kings Ridge Estates Residential Community, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN THEIR ENTIRETIES THOSE CERTAIN MANAGEMENT CERTIFICATES OF KINGS RIDGE ESTATES RESIDENTIAL COMMUNITY, INC., RECORDED UNDER DOCUMENT NOS. 2021-37535, 2021-158637 AND 2022-168640, OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS.

1. The name of the subdivision: Kings Ridge Estates.
2. The name of the Association: Kings Ridge Estates Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All of that certain real property in Denton County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Kings Ridge Estates, recorded under Document No. 2021-21281 in the Official Public Records of Denton County, Texas, as same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: See Attachment 1.
5. The name and mailing address of the Association: Kings Ridge Estates Residential Community, Inc., c/o Legacy Southwest Property Management, LLC, 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Legacy Southwest Property Management, LLC
Attn.:	Danielle Lascalere
Mailing Address:	8668 John Hickman Parkway, Suite 801, Frisco, TX 75034
Telephone Number:	214-705-1615
Email Address:	<u>propertymanagement@kingsridgeestateshoa.com</u>
7. Website to access the Association's dedicatory instruments:
www.kingsridgeestateshoa.com
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment – one-half (1/2) of the annual Regular Assessments

Transfer Fee - \$150.00

Resale Certificate Fee - \$250.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

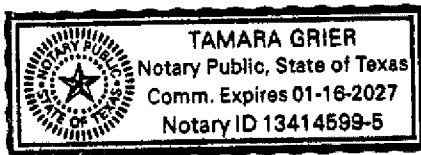
**KINGS RIDGE ESTATES RESIDENTIAL
COMMUNITY, INC., a Texas nonprofit corporation**

By: Max Bryant
Name: Max Bryant
Title: President

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me this 31st day of August, 2023 by Max Bryant, President of Kings Ridge Estates Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



Tamara Grier
Notary Public Signature

AFTER RECORDING RETURN TO:
KRISTI E. STOTTS, ESQ.
WINSTEAD PC
401 CONGRESS AVE., SUITE 2100
AUSTIN, TEXAS 78701
KSTOTTS@WINSTEAD.COM

ATTACHMENT 1

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Kings Ridge Estates, recorded under Document No. 2021-21281, Official Public Records of Denton County, Texas.
 - (a) First Amendment to Declaration of Covenants, Conditions and Restrictions for Kings Ridge Estates, recorded under Document No. 2021-70863, Official Public Records of Denton County, Texas.
 - (b) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Kings Ridge Estates, recorded under Document No. 2022-148402, Official Public Records of Denton County, Texas.
2. Kings Ridge Estates Adoption of Working Capital Assessment, recorded on under Document No. 2021-21515, Official Public Records of Denton County, Texas.
3. Notice of Plat Recordation for Kings Ridge Estates [Phase I], recorded under Document No. 2021-21516, Official Public Records of Denton County, Texas.
4. Kings Ridge Estates Community Manual, recorded on under Document No. 2021-24224, Official Public Records of Denton County, Texas.
 - (a) Kings Ridge Estates First Supplement to Community Manual, recorded under Document No. 2021-158443 Official Public Records of Denton County, Texas.
 - (b) Kings Ridge Estates Second Supplement to Community Manual, recorded under Document No. 2023-96090, Official Public Records of Denton County, Texas.
5. Kings Ridge – Notice of Addition of Land [Phase II], recorded under Document No. 2022-168599, Official Public Records of Denton County, Texas.

ATTACHMENT 1

KINGS RIDGE ESTATES RESIDENTIAL COMMUNITY, INC.
THIRD AMENDED AND RESTATED MANAGEMENT CERTIFICATE