

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
KINGS POINT COMMUNITY ASSOCIATION**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

KINGS POINT COMMUNITY ASSOCIATION a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is Kings Point Village, Sections One, Two, Four, Six, Seven, Eight, Ten, Twelve, and Thirteen;
- (2) the name of the Association is Kings Point Community Association;
- (3) the subdivision is recorded in the Plat Records of Harris County, Texas, as follows:
 - (a) Kings Point Village, Section One, under Clerk's File No. J446509;
 - (b) Kings Point Village, Section Two, under Clerk's File No. J468706;
 - (c) Kings Point Village, Section One Replat, under Clerk's File No. L468920;
 - (d) Kings Point Village, Section Four, under Clerk's File No. L835393;
 - (e) Kings Point Village, Section Six, under Clerk's File No. N367939;
 - (f) Kings Point Village, Section Seven, under Clerk's File No. N679290;
 - (g) Kings Point Village, Section Seven Partial Replat, under Clerk's File No. P158655;
 - (h) Kings Point Village, Section Ten, under Clerk's File No. P287350;
 - (i) Kings Point Village, Section Ten Partial Replat, under Clerk's File No. R448854;
 - (j) Kings Point Village, Section Ten Second Partial Replat, under Clerk's File No. U664825;
 - (k) Kings Point Village, Section Twelve, under Clerk's File No. S445874;
 - (l) Kings Point Village, Section Thirteen, under Clerk's File No. W285651;

(4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Harris County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions, Kings Point Village, under Clerk's File No. K281669;
- (b) Kings Point Village, Section One, Protective Covenants, under Clerk's File No. K817137;
- (c) Annexation of Kings Point Village, Section One, under Clerk's File No. L547536;
- (d) Kings Point Village, Section Two, Protective Covenants, under Clerk's File No. K260720;
- (e) Annexation of Kings Point Village, Section Two, under Clerk's File No. L075894;
- (f) Kings Point Village, Section Four, Protective Covenants, under Clerk's File No. L936386;
- (g) Declaration of Covenants, Conditions and Restrictions, Kings Point Village Section Four, under Clerk's File No. L936387;
- (h) Annexation of Kings Point Village, Section Four, under Clerk's File No. M174589;
- (i) Kings Point Village, Section Six, Protective Covenants, under Clerk's File No. N394347;
- (j) Annexation of Kings Point Village, Section Six, under Clerk's File No. N418367;
- (k) Annexation of Kings Point Village, Section Seven, under Clerk's File No. N800062;
- (l) Annexation of Kings Point Village, Section Seven Partial Replat, under Clerk's File No. P197086;
- (m) Kings Point Village, Section Eight, Protective Covenants, under Clerk's File No. N856369;
- (n) Annexation of Kings Point Village, Section Eight, under Clerk's File No. N856372;

- (o) Protective Covenants for a Portion of Kings Point Village, Section Ten, Second Partial Replat, under Clerk's File No. U702989;
- (p) Annexation of Kings Point Village, Section Ten Second Partial Replat, under Clerk's File No. U702988;
- (q) Correction of Annexation of Kings Point Village, Section Ten Second Partial Replat, under Clerk's File No. W517422;
- (r) Kings Point Village, Section Twelve, Protective Covenants, under Clerk's File No. P854768;
- (s) Kings Point Village, Section Thirteen, Protective Covenants, under Clerk's File No. W289301;

(5) the name and mailing address of the Association is:

- (a) Kings Point Community Association c/o Sterling Association Services, P.O. Box 38113, Houston, Texas 77238;

(6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

- (a) Sterling Association Services, Inc. P.O. Box 38113, Houston, Texas 77238;
- (b) (281) 447-3388
- (c) servicedesk@sterlingasi.com

(7) The Association's website address is:

<http://www.kingspointca.org/default.php>

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- (a) Transfer Fee - \$220.00;
- (b) Statement of Account - \$275.00;
- (c) Payoff Statement of Account - \$125.00;
- (d) Refinance Statement of Account - \$125.00;
- (e) Resale Certificate - \$375.00;
- (f) Rush Fees for All Documents:

- a. One-day - \$100.00;
- b. Three-day - \$75.00;
- c. Five-day - \$50.00;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 1st DAY OF December, 2021.

By: Rebecca Ananiew, on behalf of
Sterling Association Services, Inc., Managing Agent for
Kings Point Community Association

Rebecca Ananiew
Print Name

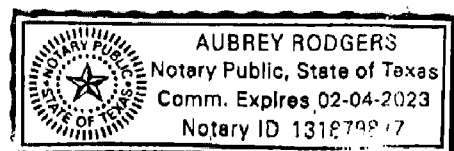
STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Rebecca Ananiew, of Sterling Association Services, Inc., Managing Agent for Kings Point Community Association and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 1st day of December, 2021.

Aubrey Rodgers
Notary Public, State of Texas

E-RECORDED BY:
HOLT & YOUNG, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024



RP-2022-41890
Pages 5
01/24/2022 03:43 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2022-41890