

MANAGEMENT CERTIFICATE FOR KINGS LAKE

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Kings Lake Homeowner's Association, Inc.

1. The name of the subdivision is Kings Lake.
2. The name of the association is Kings Lake Homeowner's Association, Inc.
3. The recording data for the subdivisions follows:

| <u>Subdivision</u> | <u>Recording Data</u> |
|---------------------|---|
| Kings Lake Phase I | Record Plat filed in Cabinet O, Pages 576-578 on 5/28/2003. |
| Kings Lake Phase II | Record Plat filed in Cabinet P, Pages 825-826 on 8/12/2004. |
| Kings Lake Phase II | Amending Plat filed in Cabinet R, Pages 18-20 on 9/21/2005. |

4. The recording data for the Declaration(s) follows:

Instrument and Recording Data

Village Declaration of Covenants, Conditions and Restrictions for Kings Lake, Recorded in the Property Records of Collin County, Texas as Document Number 2003-0120531 on 6/26/03.

First Amendment to Village Declaration of Covenants, Conditions, and Restrictions for Kings Lake Recorded in the Property Records of Collin County, Texas as Document Number 2005-0008784 on 1/20/2005.

Restated and Amended Supplemental Village Declaration of Covenants, Conditions, and Restrictions for The Villages Kings Lake Recorded in the Property Records of Collin County, Texas as Document Number 2005-0133429 on 09/21/2005.

Second Amendment to Village Declaration of Covenants, Conditions and Restrictions for Kings Lake Recorded in the Property Records of Collin County, Texas as Document Number 20140326000284380 on 03/26/2014.

Third Supplement to Notice of Filing of Dedicatory Instruments for Kings Lake Recorded in the Property Records of Collin County, Texas as Document Number 20140428000405260 on 04/28/2014.

Fourth Supplement to Notice of Filing of Dedicatory Instruments for Kings Lake Recorded in the Property Records of Collin County, Texas as Document Number 20150216000166040 on 02/16/2015.

5. Kings Lake Homeowner's Association, Inc., in c/o RTI/Community Management Associates, Inc., (CMA) 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093.
6. The association's designated representative is RTI/Community Management Associates, Inc. (CMA), 1800 Preston Park Blvd., Suite 200, Plano, TX 75093. For association information, the phone number is 972-943-2820, the email address is closing@cmamanagement.com and the association's website is www.cmamanagement.com.

7. Fees charged in connection with a property transfer in the subdivision are:
- Resale Certificate- Routine Owner Certificate \$375, Lot Purchase by Builder \$50
 - Transfer Fee: \$250
 - Foreclosure Transfer Fee: \$300
 - This is a sub association of Stonebridge Ranch Community Association, Inc. A 2nd resale will need to be ordered.

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 12th day of February, 2025.

KINGS LAKE HOMEOWNER'S ASSOCIATION, INC.

By: CMA, Manager

By: Melissa Keck

ACKNOWLEDGMENT

STATE OF TEXAS

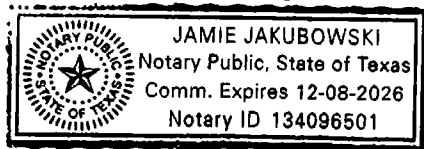
§

§

COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 12 day of February, 2025,
by Melissa Keck of CMA, Manager for Kings Lake Homeowner's
Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



[Signature]
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

CMA, Inc.
Attention: Lauren Ansley
1800 Preston Park Boulevard, Suite 200
Plano, Texas 75093

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2025000016598

eRecording - Real Property

CERTIFICATE

Recorded On: February 12, 2025 04:04 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** 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: 2025000016598
Receipt Number: 20250212000617
Recorded Date/Time: February 12, 2025 04:04 PM
User: Keri O
Station: Station 1

Record and Return To:

CSC



**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