



MANAGEMENT CERTIFICATE
FOR
KENSINGTON VALLEY HOMEOWNERS ASSOCIATION, INC.

KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF DALLAS

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The undersigned, being the Managing Agent of Kensington Valley Homeowners Association, Inc., and in accordance with section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. The name of the subdivision is: Kensington Valley
2. The name of the Association: Kensington Valley Homeowners Association, Inc.
3. The recording date for the subdivisions is: February 5, 2020
4. The name, mailing address, telephone number, and email address of the manager of the Association:
Kensington Valley Homeowners Association, Inc.
c/o Proper HOA Management, LLC
Mailing Address: 1202 Richardson Drive, Suite 200, Richardson TX, 75080
Phone Number: 214-378-1112
Email Address: customercare@properhoamanage.com

5. The name and contact information for the Managing Agent of the Association:
Prane Kerley
1202 Richardson Drive, Suite 200
Richardson, TX 75080
Phone: 214-378-1112
Email Address: certificate@properhoamanage.com

6. Website for Dedicator Instruments: www.properhoamanage.com, select "Homeowner Login" on the top right, and enter your account credentials.

7. The amount and description of a fee or fees charged by the Association relating to a property transfer in the condominium:

Resale Certificate: \$375
Transfer Fee: \$295
First Right of Refusal: \$100
Optional Inspection Fee: \$150

For all resale and questionnaire information, please go to <https://www.finitefiles.com/>

[ACKNOWLEDGEMENT FOLLOWS]

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below. It shall be valid until a later Management Certificate is filed by the Association or until termination of this Management Certificate is filed of record, whichever is sooner.



Signed By: Prane Kerley

On Behalf of Proper HOA Management, Managing Agent for Kensington Valley Homeowners Association
Signed on 1/26/2024

After recording, please return to:
Proper HOA Management
1202 Richardson Drive, Suite 200
Richardson, TX 75080
ATTN: Prane Kerley

STATE OF TEXAS

COUNTY OF DALLAS

The foregoing instrument was acknowledged before me this 26 day of January, 2024, by Sharon Kidwill President of Proper HOA Management

[Signature]
Notary Public Signature

Sharon Kidwill
Print or Stamp Commissioned Name of Notary

