

Denton County
Juli Luke
County Clerk

Instrument Number: 78212

ERecordings-RP

NOTICE

Recorded On: May 25, 2022 01:57 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** 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: 78212
Receipt Number: 20220525000496
Recorded Date/Time: May 25, 2022 01:57 PM
User: Terri B
Station: Station 20

Record and Return To:

Corporation Service Company



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

Kings Gate Residential Association, Inc. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Kings Gate Residential Association, Inc.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: Kings Gate Residential Association, Inc.

Name of the Association: Kings Gate Residential Association, Inc.

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Denton County, Texas, as follows:

- (a) Kings Gate Residential Association, Inc., recorded under Film Code No. 96-R0025948, along with any supplements or replats thereof;
- (b) Kings Gate Residential Replat Amended, recorded under Film Code No. 96-R0076485, along with any supplements or replats thereof;
- (c) Kings Gate Residential Replat Amended, recorded under Film Code No. 97-R0009551, along with any supplements or replats thereof;
- (d) Kings Gate Residential Replat Amended, recorded under Film Code No. 98-R0006647, along with any supplements or replats thereof;
- (e) Kings Gate Residential Replat Amended, recorded under Film Code No. 00-R0012516, along with any supplements or replats thereof;
- (f) Kings Gate Residential Replat Amended, recorded under Film Code No. 00-R0119154, along with any supplements or replats thereof;
- (g) Kings Gate Residential Replat Amended, recorded under Film Code No. 01-R0042062, along with any supplements or replats thereof;
- (h) Kings Gate Residential Replat Amended, recorded under Film Code No. 02-R0112012, along with any supplements or replats thereof;
- (i) Kings Gate Residential Replat Amended, recorded under Film Code No. 04-R0067899, along with any supplements or replats thereof;
- (j) Kings Gate Residential Replat Amended, recorded under Film Code No. 04-R0140429, along with any supplements or replats thereof;
- (k) Kings Gate Residential Replat Amended, recorded under Film Code No. 07-R0054690, along with any supplements or replats thereof;

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Denton County, Texas, as follows:

- (a) Notice of Filing of Dedicatory Instrument for Kings Gate Residential Association, Inc., under Denton County Clerks File no. D2020-191419
- (b) Easement Agreement for Kings Gate Residential Association, Inc., under Denton County Clerks File no. D1996-81294
- (c) Easement Agreement for Kings Gate Residential Association, Inc., under Denton County Clerks File no. D1997-26450
- (d) Easement Agreement for Kings Gate Residential Association, Inc., under Denton County Clerks File no. D2010-122073

Name and Mailing Address of the Association

Kings Gate Residential Association, Inc.
c/o Principal Management Group of North Texas
801 E. Campbell Rd #620
Richardson, TX 75081

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Principal Management Group of North Texas
801 E. Campbell Rd #620
Richardson, TX 75081
214-368-4030
NTXcustomer@associa.us

Website Address of the Association

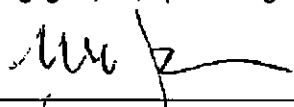
www.townsq.io
www.kingsgate.previews.townsq.io

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$45
Resale Certificate: \$375
Resale Certificate Update: \$75
Legacy Account Closure Fee: \$220
Refinance Statement of Account: \$75
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$120 for 3 day expedite

Executed on this the 22 day of April, 2022

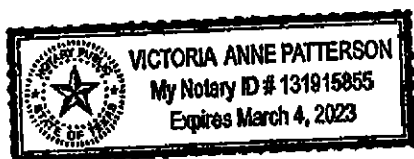
Kings Gate Residential Association, Inc., acting by and through its managing agent, Principal Management Group of North Texas



Mark Southall, Branch President

STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on the 22 day of April, 2022 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for Kings Gate Residential Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.





Notary Public, State of Texas