

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
KINGWOOD LAKES COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for Kingwood Lakes Community Association, Inc., a non-profit corporation ("**Association**") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Kingwood Lakes.
2. Name of Association: The name of the Association is Kingwood Lakes Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Kingwood Lakes Village, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 218, Page 87 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Kingwood Lakes Village, Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 218, Page 96 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Kingwood Lakes Village, Section Three (3), a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 218, Page 78 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Kingwood Lakes Village, Section Four (4), a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 285, Page 100 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - e. Kingwood Lakes Village, Section Five (5), a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 241, Page 65 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

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- f. Kingwood Lakes Village, Section Six (6), a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 285, Page 101 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - g. 3.2332 acres tract commonly referred to as Kingwood Villas Court by metes and bounds on Exhibit "A" attached to the "Declaration of Covenants, Conditions and Restrictions for Kingwood Villas Court" recorded in Volume 128, Page 96, *et seq.* in the Condominium Records of Harris County, Texas (which said Exhibit "A" is incorporated herein by reference).

4. Recording Data for the Declaration:*

- a. Documents:
 - (1) Declaration for Kingwood Lakes Village I.
 - (2) Kingwood Lakes, Section Two Deed Restrictions.
 - (3) Amendment to Deed Restrictions Kingwood Lakes Village Section Two.
 - (4) Kingwood Lakes Village, Section Three Protective Covenants.
 - (5) Kingwood Lakes Village, Section Four Protective Covenants.
 - (6) Declaration for Kingwood Lakes Village V.
 - (7) Declaration of Covenants, Conditions and Restrictions for Kingwood Villas Court.
 - (8) Annexation Document.
 - (9) Community Services Charge Kingwood Lakes Village.
 - (10) Community Services Charge Kingwood Lakes Village.
 - (11) Amendment to Community Services Charge Kingwood Lakes Village.
 - (12) Annexation Document.
- b. Recording Information:
 - (1) Harris County Clerk's File No. E368652.
 - (2) Harris County Clerk's File No. E220384.
 - (3) Harris County Clerk's File No. E275917.
 - (4) Harris County Clerk's File No. E686481.
 - (5) Harris County Clerk's File No. G215988.
 - (6) Harris County Clerk's File No. F612839.
 - (7) Volume 128, Page 96, *et seq.* of the Condominium Records of Harris County, Texas.
 - (8) Harris County Clerk's File No. G067005.
 - (9) Harris County Clerk's File No. E218477.
 - (10) Harris County Clerk's File No. E269484.

(11) Harris County Clerk's File No. E275916.

(12) Harris County Clerk's File No. G215989.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Lakes at Kingwood Lakes Community Association, Inc. c/o KRJ Management, Inc., 1800 Augusta Drive, Suite 200, Houston, Texas 77057.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: KRJ's Conveyance Department, KRJ Management, Inc. Address: 1800 Augusta Drive, Suite 200, Houston, Texas, 77057. Phone No.: (713) 600-4000. Email Address: smile@krjcares.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.krjcares.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$300.00
Updated Resale Certificate	\$75.00
Transfer Fee	\$300.00
Refinance Fee	\$125.00
Statement of Accounts	\$150.00

Executed on this 28 day of February, 2023.

KINGWOOD LAKES COMMUNITY
ASSOCIATION, INC.

By: KRJ Management, Inc., Managing Agent

By: Kelli Romero

Printed: Kelli Romero


Its: Community Manager

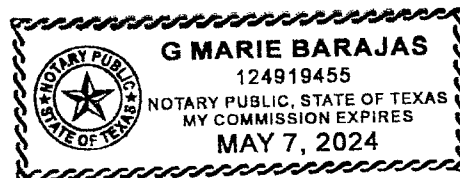
*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a

title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

BEFORE ME, the undersigned notary public, on this 28th day of February 2023 personally appeared Kelli Romero, Community Manager of KRJ Management, Inc., Managing Agent for Kingwood Lakes Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.


Notary Public in and for the State of Texas



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Pages 5
03/08/2023 10:16 AM
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

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