

Denton County
Juli Luke
County Clerk

Instrument Number: 100849

ERecordings-RP

CERTIFICATE

Recorded On: September 19, 2023 11:11 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** 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: 100849
Receipt Number: 20230919000226
Recorded Date/Time: September 19, 2023 11:11 AM
User: Michael T
Station: Station 34

Record and Return To:

Simplifile



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

**MANAGEMENT CERTIFICATE
FOR
KINGSWOOD VILLAGE & TRAILS HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DENTON §

The undersigned, being the Managing Agent of Kingswood Village & Trails 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: Kingswood Village & Trails
2. The name of the Association: Kingswood Village & Trails Homeowners Association, Inc
3. The recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association:

Kingswood Village & Trails Homeowners Association, Inc
c/o Neighborhood Management Inc
1024 S Greenville Ave, Suite 230
Allen, TX. 75002

5. The name and contact information for the Managing Agent of the Association:

Neighborhood Management, Inc.
Beverly Coghlan
1024 S. Greenville Ave, Suite 230
Allen, TX 75002
Phone: 972-359-1548
Email Address: managementcertificate@nmitx.com

6. Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
7. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate: \$375.00
Transfer Fee: \$250.00
Optional Inspection Fee: \$150.00.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

**KINGSWOOD VILLAGE & TRAILS
HOMEOWNERS ASSOCIATION, INC.**
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan
Name: Beverly Coghlan

STATE OF TEXAS

§

§

COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 12th day of September 20 23, by Beverly Coghlan, Agent for the Association of KINGSWOOD VILLAGE & TRAILS HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas

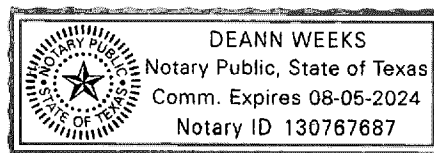


EXHIBIT A

Document	Recording Information
Kingswood Village PH 1 Addition: January 17, 2014	Document No.2014-16
Kingswood Village PH 2 Addition: December 22, 2014	Document No.2014-422
Kingswood Village PH 3 Addition: December 11, 2015	Document No. 2015-460
Declaration of Covenants, Conditions and Restrictions for Kingswood Village and Trails Homeowners Association, Inc.: May 13, 2014	Document No.2014-43637
First Amendment to the Declaration of Covenants, Conditions and Restrictions: July 20, 2016	Document No 2016-87153