

**Denton County
Juli Luke
County Clerk**

Instrument Number: 141510

ERecordings-RP

MODIFICATION

Recorded On: December 31, 2024 12:04 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 141510
Receipt Number: 20241231000314
Recorded Date/Time: December 31, 2024 12:04 PM
User: Arie G
Station: Station 24

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

**MANAGEMENT CERTIFICATE
FOR
KENSINGTON PLACE**

STATE OF TEXAS
COUNTY OF DENTON

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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 Kensington Place Community Association, Inc.

1. The name of the subdivision is Kensington Place.
2. The name of the association is Kensington Place Community Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Kensington Place

Final Plat filed as Document #2022-13 on 1/21/2022.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Kensington Place Community Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 14181 on 1/27/2022.

5. Kensington Place Community 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
 - Working Capital \$500.00 (builder to owner)
 - Art Fund Fee \$500.00 (owner to owner)
 - Transfer Fee \$250
 - Foreclosure Transfer Fee: \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 30th day of December, 2024.

KENSINGTON PLACE COMMUNITY ASSOCIATION, INC.

By: CMA, its Manager

By: Karvin Bradley

ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 30th day of December, 2024, by Karvin Bradley of CMA, Manager for Kensington Place Community Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Lauren Ansley
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

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