

**MANAGEMENT CERTIFICATE  
FOR  
KINGS CROSSING HOMEOWNERS ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Kings Crossing Homeowners Association, and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed.

1.     The name of the subdivision: Kings Crossing.
2.     The name of the Association: Kings Crossing Homeowners Association, Inc.
3.     The recording data for the subdivision: See Exhibit A.
4.     The name and mailing address of the Association:

Kings Crossing 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
Initiation Fee:	\$750.00.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

**ACKNOWLEDGEMENT**

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

**KINGS CROSSING HOMEOWNERS ASSOCIATION, INC.**  
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan  
Name: Beverly Coghlan

STATE OF TEXAS §

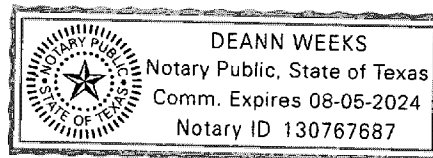
§

COUNTY OF COLLIN §

§

This instrument was acknowledged before me on the 6 day of May, 2024, by Beverly Coghlan, Agent for the Association of KINGS CROSSING HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks  
Notary Public Signature, State of Texas



**EXHIBIT A**

<b>Document</b>	<b>Recording Information</b>
Kings Crossing Ph. 1 – February 5, 2004	Document No.20140205010000360
Kings Crossing Ph. 2 – February 17, 2016	Document No.20160217010000720
Kings Crossing Ph. 4 – August 2, 2017	Document No.2017080201003680
Kings Crossing Ph. 3 – April 7, 2022	Document No.20220407010001360
Declaration of Covenants, Conditions and Restrictions for Kings Crossing – March 12, 2014	Document No. 20140312000228820
First Modification and Amendment of the Declaration of Covenants, Conditions and Restrictions – December 15, 2016	Document No. 20161215001702210
Second Modification and Amendment of the Declaration of Covenants, Conditions and Restrictions – March 10, 2017	Document No. 20170310000312600
Third Modification and Amendment of the Declaration of Covenants, Conditions and Restrictions – August 2, 2017	Document No. 20170802001022510
First Amended and Restated Supplement Declaration of Covenants, Conditions and Restrictions – August 17, 2017	Document No. 20170811001071880

**Collin County**  
**Honorable Stacey Kemp**  
**Collin County Clerk**

---

**Instrument Number:** 2024000053819

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: May 06, 2024 03:14 PM

Number of Pages: 4

---

**" 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: 2024000053819

Receipt Number: 20240506000602

Recorded Date/Time: May 06, 2024 03:14 PM

User: Suzanne S

Station: Station 9

**Record and Return To:**

Simplifile



**STATE OF TEXAS**  
**COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX