

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR
KINGWOOD GLEN VILLAGE COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

KINGWOOD GLEN VILLAGE COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, files this Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

1. **Name of Subdivision:** The name of the subdivisions are Atascocita Town Center, Kingwood Glen and Kings River.
2. **Name of Association:** The name of the Association is Kingwood Glen Village Community Association, Inc.
3. **Recording Data for the Subdivision:**
 - a. Atascocita Town Center, Section Four (4), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 357134 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. 13,425 acres situated in the David Harris Survey, A-26, that is more particularly described by metes and bounds in Exhibit "A" attached to the Annexation document filed under Harris County Clerk's File No. P605831 of the Official Public Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
 - c. Restricted Reserve "A", Atascocita Town Center, Section Three (3) according to the map or plat thereof recorded under Film Code No. 355008 of the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
 - d. 88.921 acres situated in the William Vickins Survey, A-822, the James W. Singleton Survey, A-701, and the David Harris Survey, A-26, that is more particularly described by metes and bounds in Exhibit "A" attached to the Annexation document filed under Harris County Clerk's File No. R523509 of the Official Public Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
 - e. Restricted Reserve "A", Atascocita Town Center, Section Five (5), a subdivision in Harris County, Texas, according to the map or plat

thereof recorded under Film Code No. 370083 of the map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.

- f. Restricted Reserve "B" (3.432 acres), Restricted Greenbelt Reserve A (1.987 acres), Restricted Greenbelt Reserve D 91.148 acres), Restricted Greenbelt Reserve E (0.155 acres) and Restricted Greenbelt Reserve F (0.278 acres) of Kingwood Glen, Section Two, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 373128 of the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
- g. Restricted Reserve "A", Kingwood Glen Reserve, Section One (1), subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 396026 of the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
- h. Restricted Reserve "A", Kings River Tract 2, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 360105 of the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
- i. Restricted Reserve "B", Kingwood Glen Reserve Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 393110 of the Map Records of Harris County, Texas; and all amendments to or replats of said maps or plats, if any.
- j. 1.505 acres situated in the James W. Singleton Survey, A-701, that is more particularly described by metes and bounds in Exhibit "A" attached to the Annexation document filed under Harris County Clerk's File No. U734288 of the Official Public Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
- k. Restricted Reserve "B" (2.580 acres, 112,398 square feet) and Restricted Reserve "B" (0.316 acres, 13,800 square feet) in Kingwood Glen, Section Three (3), a subdivision in the James W. Singleton Survey A-701, according to the plat thereof recorded under Film Code No. 376004 of the Map Records of Harris County, save and except described more particularly by metes and bounds in Exhibit "B" attached to the Deed of Gift to Kingwood Glen Village Community Association filed under Harris County Clerk's File No. U852564 of the Official Public Records of Harris County, Texas and containing a total of 2.408 acres of land, and all amendments to or replats of said maps or plats, if any.
- l. Restricted Reserve "A" (0.1121 acres, 4,885 square feet), Restricted Reserve "C" (0.269 acres, 11,748 square feet and Restricted Reserve "D" (0.479 acres, 20,877 square feet) in Kingwood Glen, Section Three (3), Partial Replat, a subdivision in the James W. Singleton Survey A-701, according to the plat thereof recorded under Film Code No. 383035 of

the Map Records of Harris County, and containing a total of 0.861 acres of land, and all amendments to or replats of said maps or plats, if any.

- m. Restricted Reserve "A" (0.210 acres, 9,524 square feet) and Restricted Reserve "B" (0.050 acres, 2,200 square feet) in Kingwood Glen, Section Four (4), a subdivision in the William Vickins Survey A-822, according to the plat thereof recorded under Film Code No. 386056 of the Map Records of Harris County, and containing a total of 0.269 acres of land, and all amendments to or replats of said maps or plats, if any.
 - n. Restricted Reserve "A" (1.581 acres, 68,850 square feet), Restricted Reserve "B" (1.577 acres, 68,711 square feet), and a portion of Restricted Reserve "C" containing 2,255 square feet described more particularly by metes and bounds in Exhibit "C" attached to the Deed of Gift to Kingwood Glen Village Community Association filed under Harris County Clerk's File No. U852564, in Kingwood Glen, Section Five, a subdivision in the William Vickins Survey, A-822, David Harris Survey, A-26 and the James W. Singleton Survey A-701, according to the plat thereof recorded under Film Code No. 393098 of the Map Records of Harris County, save and except a portion of Restricted Reserve "B" containing 24,688 square feet described more particularly by metes and bounds in Exhibit "D" attached to the Deed of Gift to Kingwood Glen Village Community Association filed under Harris County Clerk's File No. U852564 of the Official Public Records of Harris County, Texas and containing a total of 2.643 acres of land, and all amendments to or replats of said maps or plats, if any.
 - o. Restricted Reserve "A" (1.021 acres, 44,490 square feet) and Restricted Reserve "B" (0.253 acres, 11,033 square feet), and Restricted Reserve "D" (0.479 acres, 20,877 square feet) in Kingwood Glen, Section Six, a subdivision in the William Vickins Survey A-822 and the James W. Singleton Survey A-701, according to the plat thereof recorded under Film Code No. 409141 of the Map Records of Harris County, and containing 1.753 acres of land, and all amendments to or replats of said maps or plats, if any.
 - p. Kingwood Glen Village, Section Seven (7), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 516204 of the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:
- a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions for Kingwood Glen Village Community Association, Inc.
 - (2) Annexation of 13.425 acres.

- (3) Annexation, Atascocita Towne Center, Section Three, Restricted Reserve "A".
- (4) Annexation of 88.921 acres;
- (5) Annexation, Atascocita Town Center, Section Five, Restricted Reserve "A".
- (6) Annexation of Portions of Kingwood Glen, Section Two.
- (7) Correction Annexation, Kingwood Glen, Reserve One.
- (8) Annexation, Kings River, Tract 2.
- (9) Annexation, Kingwood Glen, Reserve Two, Restricted Reserve "B".
- (10) Annexation of 1.505 acres.
- (11) Supplemental Declaration of Covenants, Conditions and Restrictions for Kingwood Glen Village, Section Seven.

b. Recording Information:

- (1) Harris County Clerk's File No. P605830.
- (2) Harris County Clerk's File No. P605831.
- (3) Harris County Clerk's File No. R502288.
- (4) Harris County Clerk's File No. R523509.
- (5) Harris County Clerk's File No. R545192.
- (6) Harris County Clerk's File No. R810516.
- (7) Harris County Clerk's File No. T510944.
- (8) Harris County Clerk's File No. R049056.
- (9) Harris County Clerk's File No. S767997.
- (10) Harris County Clerk's File No. U734288.
- (11) Harris County Clerk's File No. W517420.

- 5. Name and Mailing Address of the Association is: Kingwood Glen Village Community Association, 2925 Briar Park, Suite 700, Houston, Texas 77042.
- 6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Kingwood Glen Village Community Association, c/o FirstService Residential Houston, 2925 Briar Park, Suite 700, Houston, Texas 77042, 1-877-253-9689, houston@fsresidential.com.
- 7. The Association's Dedicatory Instruments are Available to Members Online at: <https://KingwoodGlenVillage.connectresident.com>
- 8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

- a. Transfer Fee: \$340.00;
- b. Resale Certificate Fee: \$375.00;

- c. Resale Certificate Update: \$75.00;
- d. Refinance Fee: \$100.00;
- e. Welcome Packet Fee: \$26.50.

9. Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Subdivision and Association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents of the Subdivision or Association, and it does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 13 DAY OF November, 2024.

By: Courtney Aguilera
Managing Agent for Kingwood Glen Village Community Association, Inc.,
on behalf of FirstService Residential Houston.

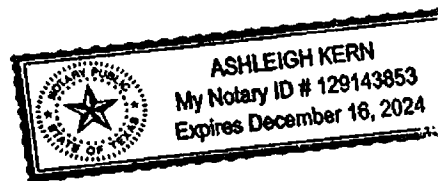
Courtney Aguilera
Print Name

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 13th day of November, 2024, by Courtney Aguilera, of FirstService Residential Houston, Managing Agent for Kingwood Glen Village Community Association, Inc. and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Ashleigh Kern
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
MAIA BARTEE
Assistant General Counsel
FirstService Residential
14951 Dallas Pkwy Suite 600 Dallas , TX 75254



RP-2024-427172
Pages 6
11/15/2024 11:01 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$41.00

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

RP-2024-427172