

Denton County
Juli Luke
County Clerk

Instrument Number: 158637

ERecordings-RP

MISCELLANEOUS

Recorded On: August 31, 2021 10:10 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$42.00

***** 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: 158637
Receipt Number: 20210831000251
Recorded Date/Time: August 31, 2021 10:10 AM
User: Torey P
Station: Station 22

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

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
KINGS RIDGE ESTATES RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Kings Ridge Estates Residential Community, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain Management Certificate of Kings Ridge Estates Residential Community, Inc., recorded as Document No. 2021-37535 in the Official Public Records of Denton County, Texas.

1. The name of the subdivision: Kings Ridge Estates.
2. The name of the Association: Kings Ridge Estates Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All of that certain real property in Denton County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Kings Ridge Estates, recorded under Document No. 2021-21281 in the Official Public Records of Denton County (the "Declaration").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association Kings Ridge Estates Residential Community, Inc., c/o Legacy Southwest Property Management, LLC, 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Legacy Southwest Property Management, LLC
Attn.:	Danielle Lascalere
Mailing Address:	8668 John Hickman Parkway, Suite 801, Frisco, TX 75034
Telephone Number:	214-705-1615
Email Address:	propertymanagement@kingsridgeestateshoa.com
7. Website to access the Association's dedicatory instruments:
www.kingsridgeestateshoa.com
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment – \$225.00

Transfer Fee - \$150.00

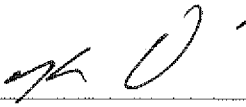
Resale Certificate Fee - \$250.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

[SIGNATURE PAGE FOLLOWS]

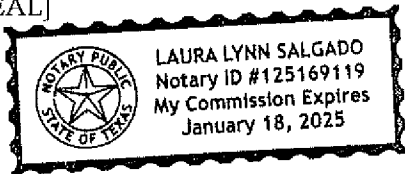
**KINGS RIDGE ESTATES RESIDENTIAL
COMMUNITY, INC., a Texas nonprofit corporation**

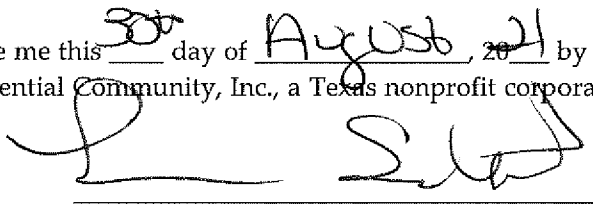
By: 
Name: Kyle Dickerson
Title: President

STATE OF TEXAS §
 §
COUNTY OF Texas §

This instrument was acknowledged before me this 30th day of August, 2021 by Kyle Dickerson, President of Kings Ridge Estates Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]





Notary Public Signature

**AFTER RECORDING RETURN TO:
KRISTI E. STOTTS, ESQ.
WINSTEAD PC
401 CONGRESS AVE., SUITE 2100
AUSTIN, TEXAS 78701
KSTOTTS@WINSTEAD.COM**

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Kings Ridge Estates, recorded as Document No. 2021-21281, Official Public Records of Denton County, Texas.
2. Kings Ridge Estates Adoption of Working Capital Assessment, recorded on as Document No. 2021-21515, Official Public Records of Denton County, Texas.
3. Notice of Plat Recordation for Kings Ridge Estates [Phase 1], recorded as Document No. 2021-21516, Official Public Records of Denton County, Texas.
4. Kings Ridge Estates Community Manual, recorded on as Document No. 2021-24224, Official Public Records of Denton County, Texas.
5. First Amendment to Declaration of Covenants, Conditions and Restrictions for Kings Ridge Estates, recorded as Document No. 2021-70863, Official Public Records of Denton County, Texas.
6. Kings Ridge Estates First Supplement to Community Manual, recorded as Document No. 2021-158443 Official Public Records of Denton County, Texas.

EXHIBIT "A"

KINGS RIDGE ESTATES RESIDENTIAL COMMUNITY, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE