

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
MONTGOMERY KINGS MILLS HOMEOWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS                   §  
  §  
COUNTY OF MONTGOMERY         §

The undersigned, being the Manager of Montgomery Kings Mills Homeowners Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by Montgomery Kings Mills Homeowners Association, Inc.:

1. Name of Subdivision: Kings Mills.
2. Name of Association: Montgomery Kings Mills Homeowners Association, Inc.
3. Recording Data for the Subdivision:

Kings Mill, a subdivision of land in Montgomery County, Texas, accordingly to the maps or plats thereof filed under:

- (a) Kings Mill, Section One, recorded under Cabinet X, Sheet 4;
- (b) Kings Mill, Section Two, recorded under Cabinet Z, Sheet 937;
- (c) Kings Mill, Section Three, recorded under Cabinet Z, Sheet 940;
- (d) Kings Mill, Section Four, recorded under Cabinet Z, Sheet 1005;
- (e) Kings Mill, Section Five, recorded under Cabinet Z, Sheet 2354;
- (f) Kings Mill, Section Six, recorded under Cabinet Z, Sheet 2351;
- (g) Kings Mill, Section Seven, recorded under Cabinet Z, Sheet 2893;
- (h) Kings Mill, Section Eight, recorded under Cabinet Z, Sheet 3188;
- (i) Kings Mill, Section Nine, recorded under Cabinet Z, Sheet 3191;
- (j) Kings Mill, Section Ten, recorded under Cabinet Z, Sheet 5121;
- (k) Kings Mill, Section Eleven, recorded under Cabinet Z, Sheet 5196; and
- (l) Kings Mill, Section Twelve, recorded under Cabinet Z, Sheet 4436.

All recorded in the Map/Plat Records of Montgomery County, Texas, along with any amendments or supplements thereto.

4. **Recording Data for the Declaration:**

Declaration of Covenants, Conditions and Restrictions for Kings Mill, including amendments, annexations, and supplements, recorded under the following File Nos. in the Official Public Records of Real Property of Montgomery County:

- (a) Declaration of Covenants, Conditions and Restrictions, under Clerk's File No. 2004-133581;
- (b) First Amendment to Declaration of Covenants, Conditions and Restrictions, under Clerk's File No. 2006123746;
- (c) Annexation, Kings Mill, Section Two, under Clerk's File No. 2007125792;
- (d) Annexation, Kings Mill, Section Three, under Clerk's File No. 2007125791;
- (e) Annexation, Kings Mill, Section Four, under Clerk's File No. 2007134661;
- (f) Annexation, Kings Mill, Section Five, under Clerk's File No. 2013001928;
- (g) Annexation, Kings Mill, Section Six, under Clerk's File No. 2013001929;
- (h) Annexation, Kings Mill, Section Seven, under Clerk's File No. 2014049207;
- (i) Annexation, Kings Mill, Section Eight, under Clerk's File No. 2015002024;
- (j) Annexation, Kings Mill, Section Nine, under Clerk's File No. 2015002025;
- (k) Annexation, Kings Mill, Section Ten, under Clerk's File No. 2018055986;
- (l) Corrected Annexation, Kings Mill, Section Ten, under Clerk's File No. 2018070838;
- (m) Annexation, Kings Mill, Section Eleven, under Clerk's File No. 2018070839; and
- (n) Annexation, Kings Mill, Section Twelve, under Clerk's File No. 2017026196.

5. **Name and Mailing Address of the Association is:** Montgomery Kings Mills Homeowners Association, Inc., c/o Prestige Association Management Group Corporation, 1849 Kingwood Dr., Suite 103, Kingwood, Texas 77339.

6. **Name and Mailing Address of Person Managing the Association or Its Designated Representative is:** Montgomery Kings Mills Homeowners Association, Inc. c/o Prestige Association Management Group Corporation, 1849 Kingwood Dr., Suite 103, Kingwood, Texas 77339

7. **Telephone Number to Contact the Association is:** Montgomery Kings Mills Homeowners Association, Inc. c/o Prestige Association Management Group Corporation (281) 607-7701.

8. **Email Address to Contact the Association:** sarahe@pamgtx.com

**The Association's website may be found at:**

**[https://frontsteps.cloud/CaliberWeb2\\_Prestige](https://frontsteps.cloud/CaliberWeb2_Prestige) and [www.pamgtx.com](http://www.pamgtx.com)**

9. **Fees charged by the Association upon the sale or transfer of Property:**

- a. Resale Certificate: \$200.00 or more, not to exceed the maximum allowable rate.
- b. Rush Fee: \$100.00 if needed within 24 hours; \$50.00 if needed within three (3) days.
- c. Updated Certificate: after 30 days of issuance of the original \$200.00.
- d. Certified Statement of Account \$50 and Transfer Fee \$200.00.
- e. Refinance Statement of Account \$50 and refinance transfer Fee \$50.00.
- f. Mandatory New Owner Packet fee not to exceed \$150.00.

Executed on this the 23 day of October, 2024.

MONTGOMERY KINGS MILLS HOMEOWNERS  
ASSOCIATION, INC.

By: Sarah Eldridge  
Sarah Eldridge, Manager and Agent

THE STATE OF TEXAS

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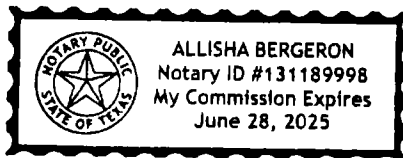
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ACKNOWLEDGMENT

COUNTY OF MONTGOMERY

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BEFORE ME, the undersigned notary public, on this the 23 day of October 2024, personally appeared Sarah Eldridge, Manager and Agent of Montgomery Kings Mills Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.



Allisha Bergeron  
Notary Public in and for the State of Texas

**E-FILED FOR RECORD**

11/01/2024 10:03AM



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number  
sequence on the date and time stamped herein  
by me and was duly e-RECORDED in the Official Public  
Records of Montgomery County, Texas.

**11/01/2024**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas