



**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

STATE OF TEXAS           §  
                                      §  
 COUNTY OF BURNET       §

**MANAGEMENT CERTIFICATE FOR KINGSLAND COVE PROPERTY OWNERS  
ASSOCIATION**

This Management Certificate is filed pursuant to Sections 209.004 and 202.006 of the Texas Property Code, and relates to the following property:

**A 63.84 acre subdivision situated on Lake LBJ, Burnet County, Texas, comprising 2.0 acres, part of the John W. Crawford Survey No. 518 and 61.84 acres, part of the William Simmons Survey No. 121, formerly Granite Shoals Lake when developed and surveyed in June 1960. The boundaries of the Association include properties adjacent to: CR 132A; CR 132B; and Highway 1431, adjoining cul-de-sacs to CR 132A and CR 132B, with exception being the northeast property along CR 132A. Plat is on file at the County Courthouse in Burnet County Clerk in Burnet, TX in Cabinet 1, 18A and 18B recorded on July 1, 1960.**

1. The name of the subdivision is: **Kingsland Cove**
2. The name of the association for the subdivision is: **Kingsland Cove Property Owners Association, Inc (Filing Number 805023094 with the Office of the Secretary of State of Texas).**
3. The recording date for the subdivision is:

**Plat is on file at the County Courthouse in Burnet County Clerk in Burnet, TX in Cabinet 1, 18A and 18B.**

4. The recording data for the declaration(s) is:

**Declaration of Restrictive Covenants of the Kingsland Cove Property Owners Association, Inc., recorded under Vol 127 Page 211 in the Official Records of Burnet County, Texas, and affirmed and modified in Document No. 202305578 in the Official Records of Burnet County, Texas.**

5. The mailing address of the association is:

**PO Box 1292 Kingsland, TX 78639**

6. The Association's charge for providing a Resale Certificate to title companies, prospective buyers and others (pursuant to Section 207.003 of the Texas Property Code) is \$300.00 per transaction.
7. The administrative transfer fee charged by the Association is \$100.00 per lot.
8. The Association shall charge a \$25.00 per month late fee for any payment received 30 days after due date. Further, the Association shall charge a 1.5% interest fee per month on any unpaid assessments delinquent after 30 days.

In addition to the plats and declarations identified above, the governing instruments for the subdivision include the following items that have not been previously recorded in the real property records of Burnet County, but are true and correct copies of which instruments are attached to and made a part of this Management Certificate for all purposes (pursuant to Section 202.006 of the Texas Property Code):

- A. **Exhibit A** – Certificate of Incorporation of Kingsland Cove Property Owners Association, Inc., issued by the Secretary of State of Texas dated and effective April 19, 2023, and accompanying ARTICLES OF INCORPORATION signed on April 19, 2023; and
- B. **Exhibit B** – BYLAWS OF KINGSLAND COVE PROPERTY OWNERS ASSOCIATION, Inc., as adopted on May 20, 2023

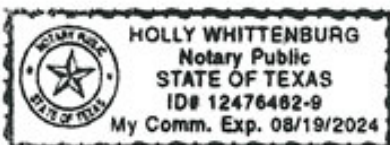
By: Kingsland Cove Property Owners Association, Inc.,  
a Texas nonprofit Corporation



Gary L. Wilson, Director and President

STATE OF TEXAS  
COUNTY OF Burnet

The foregoing instrument was acknowledged before me on the 20<sup>th</sup> day of June 2023 by **Gary L. Wilson, Director and President, Kingsland Cove Property Owners Association, Inc., a Texas nonprofit Corporation**, on behalf of said non-profit corporation.

  
Notary Public, State of Texas

My commission expires: 8/19/2024