

**MANAGEMENT CERTIFICATE
FOR
KIMSEY PLACE HOMEOWNERS ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Kimsey Place Homeowners Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

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

 Kimsey Place 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
Capitalization Fee:	\$1,000.00 - First Buyer
Capitalization Fee:	\$750.00.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

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

**KIMSEY PLACE 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 12th day of September 2023, by Beverly Coghlan, Agent for the Association of KIMSEY PLACE HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas

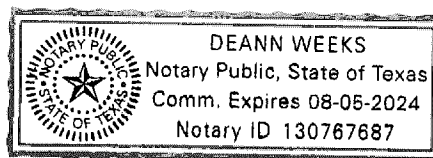


EXHIBIT A

Document	Recording Information
Kimsey Place - March 30, 2015	Document No. 201500077001
Kimsey Place-Plat Amend - November 11, 2015	Document No. 201500301294
Kimsey Place No. 2 - July 25, 2016	Document No. 201600201791
Kimsey Place No. 3 - October 17, 2016	Document No. 201600289855
Declaration of Covenants, Conditions and Restrictions for Kimsey Place – February 23, 2016	Document No. 201600048610
Adoption and Ratification of Declaration – November 9, 2016	Document No. 201600316214
First Amendment to Declaration – October 25, 2016	Document No. 201600299455
Second Amendment to Declaration – March 26, 2018	Document No. 201800078264

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202300191809

eRecording - Real Property

Recorded On: September 19, 2023 11:54 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* 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: 202300191809
Receipt Number: 20230919000349
Recorded Date/Time: September 19, 2023 11:54 AM
User: Kevin T
Station: CC123.dal.ccdc

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

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 Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", is written over a horizontal line.