

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
ROYAL SHORES COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for Royal Shores Community Association, Inc., a non-profit corporation ("**Association**") 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 the Association:

1. Name of Subdivision: The name of the subdivision is Royal Shores.
2. Name of Association: The name of the Association is Royal Shores Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Royal Shores, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 544206 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Royal Shores, Section Three (3), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 544210 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Royal Shores, Section Three (3), Partial Replat No. One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 586181 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Royal Shores, Section Five (5), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 615053 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - e. Royal Shores, Section Five (5), Replat No. One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 634272 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

- f. Royal Shores, Section Six (6), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 603095 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Royal Shores Patio Homes, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 601277 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Royal Shores Patio Homes, Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 614024 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Royal Shores Patio Homes, Section Three (3), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 614026 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- j. Kings Point Village, Section Seven (7), Partial Replat No. Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 543295 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- k. Reserves at Royal Shores, Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 617812 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) Royal Shores Community Association, Inc. Declaration of Covenants, Conditions and Restrictions for Royal Shores Section 1.
 - (2) Royal Shores Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Shores Section 3, Phase A.
 - (3) Royal Shores Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Shores Section 3, Phase B.

- (4) Royal Shores Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Shores Section Five (5).
- (5) Royal Shores Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Shores Section Six (6).
- (6) Royal Shores Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Shores Patio Homes Section One (1).
- (7) Royal Shores Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Shores Patio Homes Section Two (2).
- (8) Royal Shores Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Royal Shores Patio Homes Section Three (3).
- (9) Royal Shores Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Kings Point Village Section Seven Partial Replat No. 2.

b. Recording Information:

- (1) Harris County Clerk's File No. X288349.
- (2) Harris County Clerk's File No. X292538.
- (3) Harris County Clerk's File No. X857794.
- (4) Harris County Clerk's File No. 20070718974.
- (5) Harris County Clerk's File No. 20070718975.
- (6) Harris County Clerk's File No. 20060010022.
- (7) Harris County Clerk's File No. 20070517015.
- (8) Harris County Clerk's File No. 20070517016.
- (9) Harris County Clerk's File No. X292537.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Royal Shores Community Association, Inc. c/o Kingwood Association Management, 1075 Kingwood Drive, Suite 100, Kingwood, Texas 77339.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Ethel McCormick, Kingwood Association Management. Address: 1075 Kingwood Drive, Suite 100, Kingwood, Texas 77339. Phone No.: 281.359.1102. Email Address: ethel@kingwoodassociationmanagement.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://royalshoreskingwood.com>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 100.00
Resale Certificate Update Fee	\$ 75.00
Refinance Fee	\$ 150.00
Transfer Fee	\$ 250.00

Executed on this 18 day of January, 2022.

ROYAL SHORES COMMUNITY
ASSOCIATION, INC.

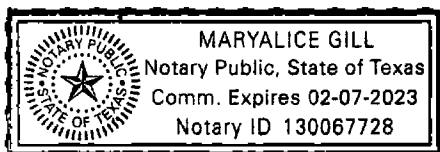
By: Kingwood Association Management,
Managing Agent

Ethel McCormick
Ethel McCormick

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

BEFORE ME, the undersigned notary public, on this 18 day of January 2022 personally appeared Ethel McCormick of Kingwood Association Management, Managing Agent for Royal Shores Community 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.



Maryalice Gill
Notary Public and for the State of Texas

RP-2022-30682
Pages 5
01/18/2022 03:13 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

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-2022-30682