

**MANAGEMENT CERTIFICATE FOR  
KINGS COURT HOMEOWNER'S ASSOCIATION, INC.**

The undersigned hereby provides the following information as required by Texas Property Code Section 209.004.

1. The name of the subdivision is Kings Court.

2. The name of the association is Kings Court Homeowners Association Inc.

3. The recording data for the subdivision is:

Plat for Kings Court, filed on June 29, 2021 as Instrument Number 2021-261 in the Real Property Records of Denton County, Texas.

4. The Declaration was recorded on June 29, 2021 as Instrument Number 2021-117607, Real Property Records, Denton County, Texas.

5. The name and mailing address of the association is Kings Court Homeowners Association, Inc., c/o Guardian Association Management, LLC, 12700 Hillcrest Road, Suite 234, Dallas, Texas 75230.

6. The name, mailing address, telephone number, and e-mail address of the person managing the association is David Garrett; Guardian Association Management, LLC; 972-458-2200; [guardian@guardianam.com](mailto:guardian@guardianam.com); 12700 Hillcrest Road, Suite 234, Dallas, Texas 75230.

7. The website address of the internet website on which the association's dedicatory instruments are available is [www.guardianam.com](http://www.guardianam.com).

8. The amount and description of the fee(s) charged by the association relating to a property transfer in the subdivision include: initiation fee - \$475; resale certificate package - \$375; amendment to resale certificate - \$75; inspection fee - \$150; transfer fee - \$275; bank owned property package - \$250; tiered rush fee - \$25 - \$150; lender questionnaire fee - \$175 - \$275; statement of account fee \$50 - \$100; TREC form update - \$50 - \$75; CD delivery fee - \$30; credit card payment convenience fee - \$6; shipping fee - up to \$45.

9. Prospective purchasers are advised to independently examine the Declaration, By-Laws, and all other governing documents of the association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

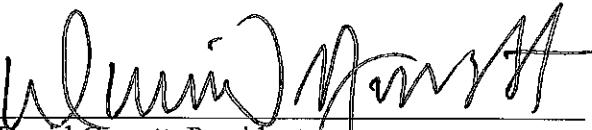
KINGS COURT HOMEOWNERS ASSOCIATION INC.

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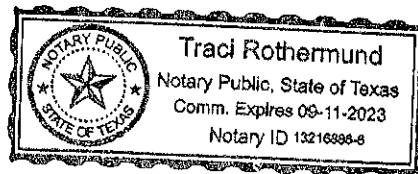
EXECUTED this 9 day of September 2021.

By: Guardian Association Management, LLC, Managing Agent

  
David Garrett, President

THE STATE OF TEXAS           §  
COUNTY OF DALLAS         §

This instrument was acknowledged before me on the 9<sup>th</sup> day of September 2021, by David Garrett, President of Guardian Association Management, LLC, Managing Agent of Kings Court Homeowners Association Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



  
Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Julie E. Blend/Dealey Blend PC  
3300 Oak Lawn Ave., Suite 403B  
Dallas, Texas 75219