

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 140569

ERecordings-RP

CERTIFICATE

Recorded On: December 30, 2024 08:54 AM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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**\*\*\*\*\* 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: 140569  
Receipt Number: 20241230000091  
Recorded Date/Time: December 30, 2024 08:54 AM  
User: Kraig T  
Station: Station 21

**Record and Return To:**

Corporation Service Company



STATE OF TEXAS  
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

**MANAGEMENT CERTIFICATE  
FOR  
LEWISVILLE KING'S GRANT**

STATE OF TEXAS  
COUNTY OF DENTON

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KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for King's Grant Homeowners Association, Inc.

1. The name of the subdivision is King's Grant.
2. The name of the association is Lewisville King's Grant Homeowners Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

King's Grant

Final Plat filed as Document # D2011-134 on 07/13/2011.

4. The recording data for the Declaration(s) follows:

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Lewisville King's Grant Homeowners Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 2012-79115 on 07/23/2012.

Groundwater Drainage Easement, Recorded in the Property Records of Denton County, Texas as Document #2012-79113 on 7/23/2012.

Special Warranty Deed – Exhibit A, Recorded in the Property Records of Denton County, Texas as Document #2012-79114 on 7/23/2012.

Special Warranty Deed – Exhibit B, Recorded in the Property Records of Denton County, Texas as Document #2012-79116 on 7/23/2012.

5. Lewisville King's Grant Homeowners Association, Inc. in c/o RTI/Community Management Associates, Inc., (CMA) 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093.
6. The association's designated representative is RTI/Community Management Associates, Inc. (CMA), 1800 Preston Park Blvd., Suite 200, Plano, TX 75093. For association information, the phone number is 972-943-2820, the email address is [closing@cmamanagement.com](mailto:closing@cmamanagement.com) and the association's website is [www.cmamanagement.com](http://www.cmamanagement.com).
7. Fees charged in connection with a property transfer in the subdivision are:
  - Resale Certificate- Routine Owner Certificate \$375, Lot Purchase by Builder \$50
  - Transfer Fee: \$250
  - Foreclosure Transfer Fee: \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 26<sup>th</sup> day of December, 2024.

**LEWISVILLE KING'S GRANT HOMEOWNERS ASSOCIATION, INC.**

By: CMA, its Manager

By: \_\_\_\_\_

Karen Bradley

**ACKNOWLEDGMENT**

STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 26<sup>th</sup> day of December, 2024, by Karen Bradley of CMA, Manager for Lewisville King's Grant Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Lauren Ansley  
Notary Public, State of Texas

**AFTER RECORDING, RETURN TO:**

CMA, Inc.  
Attention: Lauren Ansley  
1800 Preston Park Boulevard, Suite 200  
Plano, Texas 75093