

KENSINGTON PARK PHASE TWO HOMEOWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is made on behalf of and recorded in accordance with the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code. To provide the following information on a residential, subdivision managed by The Kensington Park Phase Two Homeowners Association a Texas non-profit corporation and serves to replace all previous management certificates filed by or on behalf of the Association.

The undersigned hereby certifies as follows on behalf of the Association:

1. **The name of the subdivision:** KENSINGTON PARK, PHASE TWO

2. **The name of the owners' association:** KENSINGTON PARK PHASE TWO HOMEOWNERS' ASSOCIATION, INC.

3. **The recording data for the subdivision:**
 - a) Articles of Incorporation: Filed 4/17/2007, State of Texas, File Number 800803209
 - b) Bylaws: Filed 12/22/2011, Ellis County, Instrument 1124925 Vol 02603 Page 0801

4. **The recording data for the declaration:**
 - a) Declaration of Covenants, Conditions and Restrictions:
Filed 4/4/2007, Ellis County, Instrument 0709914 Vol 02299 Page 2204

 - b) Dedicatory Instruments: Filed 3/22/2019, Ellis County, Instrument 1907816
Includes the following:
Solar Device and Energy Efficient Roofing Policy
Records Retention, Production and Copying Policy
Payment Plan Policy
Priority of Payments Policy
Collection Policy
Procedure to Establish Owners Email Registry Policy
Flag Display Policy
Display of Religious Items
Rainwater Harvesting Systems

FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 2609934 FILING DATE/TIME: Mar 25, 2026 at 11:03:00 AM

5. Name and Mailing Address for Association

Kensington Park PH 2 Homeowners Association
PO Box 16
Midlothian, TX 76065

6. Name and Contact Information for the Managing Agent of the Association or its Designated Representative

Tammy Brothers Phone: 214-728-3810
5822 Yellow Rose Ct. Email: kp2hoa@yahoo.com
Midlothian, TX 76065

7. Telephone Number and Email to contact the Association

214-728-3810 Email: kp2hoa@yahoo.com

8. Website: The Association's website may be found at:

- a) www.kp2hoa.com
- b) www.kensingtonpark2hoa.com

9. Resale and Transfer Fee & Documents: Resale Certificates may be requested by contacting the Association by email at kp2hoa@yahoo.com

Resale Certificate - Fee \$295

Transfer Fee - \$200

SIGNED this 18 day of March, 2026

KENSINGTON PARK PH 2 HOMEOWNERS ASSOCIATION

By Tammy A. Brothers

THE STATE OF TEXAS

COUNTY OF ELLIS

The above instrument was acknowledged before me by TAMMY BROTHERS of
KENSINGTON PARK PH 2 HOMEOWNERS ASSOCIATION on this 18 day of MARCH, 2026.

Alison C. Davis

Notary Public, State of Texas

After Filing Return to:

Kensington Park PH 2 HOA
PO Box 16
Midlothian, TX 76065

