



**MANAGEMENT CERTIFICATE FOR
KENSINGTON RANCH HOMEOWNERS ASSOCIATION, INC.**

The following information is being provided pursuant to Section 209.004, Texas Property Code:

1. Name of Subdivision: Kensington Ranch
2. Name of the Association: Kensington Ranch Homeowners Association, Inc.
3. Mailing Address: P.O. Box 803555
Dallas, TX 75380
4. Subdivision Plat information: The Trails at Kensington Ranch Unit 1: Volume 7, Page 239, amended by Volume 7, Page 782;
The Trails of Kensington Ranch Unit 1A: Volume 7, Page 487;
The Trails at Kensington Ranch Unit 2: Volume 7, Page 490;
The Trails at Kensington Ranch Unit 3: Volume 7, Page 481, amended by Volume 7, Page 513;
The Trails at Kensington Ranch Unit 3A: Volume 7, Page 666;
The Trails at Kensington Ranch Unit 4: Volume 7, Page 667, amended by Volume 8, Page 46;
Kensington Ranch Estates Unit 1: Volume 7, Page 228, amended by Volume 8, Page 1, amended by Volume 8, Page 324;
Kensington Ranch Estates Unit 2: Volume 7, Page 444;
Kensington Ranch Estates Unit 3A: Volume 8, Page 90, amended by Volume 8, Page 224;
Kensington Ranch Estates Unit 3B: Volume 8, Page 247, amended by Volume 8, Page 360;
Kensington Ranch II Unit 1: Volume 8, Page 44;
Kensington Ranch II Unit 2: Volume 8, Page 141, amended by Volume 8, Page 474;
Kensington Ranch II Unit 3: Volume 8, Page 168;
Kensington Ranch II Unit 4: Volume 8, Page 258;
Kensington Ranch II Unit 5: Volume 8, Page 342;
Kensington Ranch II Unit 6: Volume 8, Page 477, amended by Volume 8, Page 660;
Kensington Ranch II Unit 7: Volume 8, Page 332;
Official Deed and Plat Records of Guadalupe County, Texas
5. Declaration Information: The Trails at Kensington Ranch Unit 1, 2, 3, 3A, and 4; Kensington Ranch Estates Units 1, 2, 3A, and 3B; and Kensington Ranch II Units 1, 2, 3, 4, 5, 6 and 7:

Declaration of Covenants, Conditions and Restrictions for Kensington Ranch, executed on December 4, 2006, recorded in Volume 2406, Page 223, Official Public Records of Real Property of Guadalupe County, Texas, as amended by the Annexation and Amendment to Declaration of Covenants, Conditions and Restrictions for Kensington Ranch, executed on July 14, 2008, recorded in Volume 2645, Page 258, Official Public Records of Real Property of Guadalupe County, Texas, as further amended by the Amendment to Declaration of Covenants, Conditions and Restrictions for Kensington Ranch, executed on December 24, 2008, recorded in Volume 2698, Page 775, Official Public Records of Real Property of Guadalupe County, Texas, as further amended by the Second Annexation and Amendment to Declaration of Covenants, Conditions and Restrictions for Kensington Ranch, executed on January 8, 2011, recorded in Volume 2955, Page 561, Official

Public Records of Real Property of Guadalupe County, Texas, as further amended by the Amendment to Declaration of Covenants, Conditions and Restrictions for Kensington Ranch, executed on December 29, 2011, recorded in Volume 15292, Page 2262, Official Public Records of Real Property of Guadalupe County, Texas, as further amended by the Annexation and Amendment to Declaration of Covenants, Conditions and Restrictions for Kensington Ranch, executed on January 7, 2013, recorded in Volume 4024, Page 1045, Official Public Records of Real Property of Guadalupe County, Texas, as further amended by the Annexation and Amendment to Declaration of Covenants, Conditions and Restrictions for Kensington Ranch, executed on August 20, 2013, recorded in Volume 4149, Page 259, Official Public Records of Real Property of Guadalupe County, Texas, as further amended by the Annexation and Amendment to Declaration of Covenants, Conditions and Restrictions for Kensington Ranch, executed on May 30, 2014, recorded in Volume 4232, Page 61, Official Public Records of Real Property of Guadalupe County, Texas, as further amended by the Annexation and Amendment to Declaration of Covenants, Conditions and Restrictions for Kensington Ranch, executed on May 30, 2014, recorded in Volume 4232, Page 0067, Official Public Records of Real Property of Guadalupe County, Texas, as further amended by the Annexation and Amendment to Declaration of Covenants, Conditions and Restrictions for Kensington Ranch, executed on January 7, 2015, recorded in Document Number 2015001125, Official Public Records of Real Property of Guadalupe County, Texas, as further amended by the Annexation and Amendment to Declaration of Covenants, Conditions and Restrictions for Kensington Ranch, executed on September 16, 2015, recorded in Document Number 2015019556, Official Public Records of Real Property of Guadalupe County, Texas, as further amended by the Annexation and Amendment to Declaration of Covenants, Conditions and Restrictions for Kensington Ranch, executed on September 29, 2016, recorded in Document Number 2016022292, Official Public Records of Real Property of Guadalupe County, Texas

6. Association Management or Representative:

Real Manage
P.O. Box 803555
Dallas, TX 75380
Telephone: 1-866-473-2573
E-mail: kenranch@ciramail.com

7. Website address:

www.ciranet.com

8. Property transfer fee:

Resale Certificate fee:	\$375.00
Transfer fee:	\$325.00

KENSINGTON RANCH HOMEOWNERS
ASSOCIATION, INC., a Texas non-profit corporation


Christopher Duffett, President

STATE OF TEXAS

COUNTY OF GUADALUPE

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Before me, the undersigned notary public, on this day personally appeared Christopher Duffett, President of Kensington Ranch Homeowners Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 1 day of October, 2021.


Notary Public, State of Texas
Amanda Dobbins, SSgt, USAF

AFTER RECORDING RETURN TO:

Tom L. Newton, Jr.
Allen, Stein & Durbin, P.C.
PO Box 101507
San Antonio, TX 78201

1 Washington Circle, Ste 6
JBSA-Randolph, TX 78150

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I certify this instrument was FILED and RECORDED
in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
10/18/2021 11:50:33 AM. PAGES: 3 JEANNE
TERESA KIEL, COUNTY CLERK



Teresa Kiel



