

**AFTER RECORDING, RETURN TO:**

**Judd A. Austin, Jr.**

**Henry Oddo Austin & Fletcher, P.C.**

**1717 Main Street**

**Suite 4600**

**Dallas, Texas 75201**

STATE OF TEXAS §

§

COUNTY OF SMITH §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
KINGSWOOD GRESHAM HOMEOWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of KINGSWOOD GRESHAM HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation ("*Association*").

**WHEREAS**, Kingwood Property Management, LLC, a Texas limited liability company, as the Declarant, executed and previously placed of record that certain Restrictive Covenants on December 18, 2003, under Instrument No. 2007-R00006878 of the Official Public Records of Smith County, Texas ("*Declaration*") as supplemented or amended, is incorporated herein for all purposes.

**WHEREAS**, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

**NOW, THEREFORE**, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision.** The name of the subdivision which is the subject of the Declaration is Kingwood Place Addition ("*Kingswood*").

2. **Name and Mailing Address of the Association.** The name of the Association is Kingwood Gresham Homeowners Association, Inc. and its mailing address is c/o Rose City Property Management Co., 108 N. Houston St, Bullard, TX 75757.

3. **Recording Data for the Subdivision.** The recording data for Kingwood, an addition to the City of Tyler, Smith County, Texas, is recorded as Instrument No. 2007-R00002301 in the Official Public Records of Smith County, Texas, including all amendments, supplements, and replats thereto.

4. **Recording Data for the Declaration.** The recording data for the Declaration was recorded under Instrument No. 2007-R00006878, and the First Amendment to the Declaration was

recorded under Instrument No. 2025-01019305 in the Official Public Records of Smith County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The current mailing address for the Association is c/o Rose City Property Management, 108 N. Houston St, Bullard, TX 75757, telephone number is (903) 630-6355, and e-mail address is [info@rosecitymanagement.com](mailto:info@rosecitymanagement.com).

6. **Website.** The Association's website may be found at:  
<https://macgrouponline.cincwebaxis.com>

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

Type of Property Transfer	Dollar Amount
Transfer Fee	\$200.00

8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o Rose City Property Management, via [www.rosecitymanagement.com](http://www.rosecitymanagement.com). The telephone number for Rose City Property Management is (903) 630-6355. Alternatively, you may contact the office for Rose City Property Management at 108 N. Houston St, Bullard, TX 75757 or by e-mail at [info@rosecitymanagement.com](mailto:info@rosecitymanagement.com). You may also obtain the documentation through <https://www.homewisedocs.com/>.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

**ASSOCIATION:**

**KINGSWOOD GRESHAM  
HOMEOWNERS ASSOCIATION, INC.  
a Texas non-profit corporation**

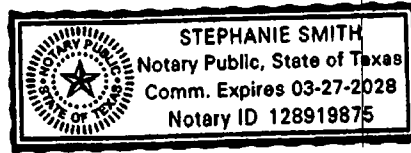
By: Rose City Property Management  
Its: Managing Agent

By: Lonna Blake  
Lonna Blake  
Its: Vice President of Operations

STATE OF TEXAS

§  
§  
§

COUNTY OF SMITH



This instrument was acknowledged before me on the 12 day of AUGUST 2025  
by Louisa Blake, \_\_\_\_\_ with Rose City Property Management, the  
Managing Agent of Kingswood Gresham Homeowners Association, Inc., a Texas non-profit  
corporation.

Stephanie Smith  
Notary Public, State of Texas

**Smith County  
Karen Phillips  
Smith County Clerk**

---

**Document Number:** 202501023912

eRecording - Real Property

CERTIFICATE

Recorded On: August 12, 2025 04:13 PM

Number of Pages: 4

Billable Pages: 3

---

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

Total Recording: \$33.00

---

\*\*\*\*\* 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: 202501023912

Receipt Number: 20250812000188

Recorded Date/Time: August 12, 2025 04:13 PM

User: Suni W



**STATE OF TEXAS  
COUNTY OF SMITH**

**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 Smith County, Texas.**

Karen Phillips  
Smith County Clerk  
Smith County, TX