



**MANAGEMENT CERTIFICATE FOR  
THE COMMUNITY OF KING LAKES HOMEOWNERS ASSOCIATION, INC.**

THE COMMUNITY OF KING LAKES HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, files this Management Certificate, pursuant to §209.004 of the Texas Property Code, as follows:

- (1) The names of the Subdivisions are King Lakes, Sections One through Thirteen;
- (2) The name of the Association is The Community of King Lakes Homeowners Association, Inc.;
- (3) The subdivisions are recorded in the Real Property Records of Fort Bend County, Texas as follows:
  - a. King Lakes, Section 1, a subdivision in Fort Bend County, Texas according to the plat thereof recorded at County Clerks File No. 20070288;
  - b. King Lakes, Section 2, a subdivision in Fort Bend County, Texas according to the plat thereof recorded at County Clerks File No. 20070286;
  - c. King Lakes, Section 3, a subdivision in Fort Bend County Texas, according to the map or plat thereof recorded in the Map Records of the County Clerk, Film Code 20100003, Fort Bend County, Texas.
  - d. King Lakes, Section 4, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in the Map Records of the County Cleric, Film Code 20100011, Fort: Bend County, Texas;
  - e. King Lakes, Section 5, a subdivision in Fort Bend County Texas, according to the map or plat thereof recorded in the Map Records of the County Clerk, Film Code 20100170, Fort Bend County, Texas;
  - f. King Lakes, Sec. 6, a subdivision in Fort Bend County, Texas, according to the plat thereof recorded at Film Code # 20090058 of the Map Records of Fort Bend County, Texas;
  - g. King Lakes, Section 7, a subdivision in Fort Bend County, Texas according to the plat thereof recorded at County Clerks File No. 20100054;
  - h. King Lakes, Section 8, a subdivision in Fort Bend County, Texas according to the plat thereof recorded at County Clerks File No. 20120238;
  - i. King Lakes, Section 9, a subdivision in Fort Bend County, Texas according to the plat thereof recorded at County Clerks File No . 20120247;
  - j. King Lakes, Section 10, a subdivision in Fort Bend County, Texas according to the plat thereof recorded at County Clerks File No.2011056;

- k. King Lakes, Section 11, a subdivision in Fort Bend County, Texas according to the plat thereof recorded at County Clerks File No. 20110052;
  - l. King Lakes, Section 12, a subdivision in Fort Bend County, Texas according to the plat thereof recorded at County Clerks File No. 20110070;
  - m. King Lakes, Section 13, a subdivision in Fort Bend County, Texas according to the plat thereof recorded at County Clerks File No. 20120245;
- (4) The Declaration and other dedicatory instruments for the subdivision and Association are recorded in the Real Property Records of Fort Bend County, Texas as follows:
- a. Declaration of Covenants, Conditions and Restrictions for The Community of King Lakes Homeowners Association, Inc., under Clerk's File No. 2008037489, along with any amendments or supplements thereto;
  - b. Supplemental Declaration Providing for Annexation King Lakes, Section 3 into King Lakes Homeowners Association, Inc., under Clerk's File No. 2008037489
  - c. Supplemental Declaration Providing for Annexation King Lakes, Section 4 into King Lakes Homeowners Association, Inc., under Clerk's File No. 2008037489
  - d. Supplemental Declaration Providing for Annexation King Lakes, Section 5 into King Lakes Homeowners Association, Inc., under Clerk's File No. 2011022447;
  - e. Supplemental Declaration Providing for Annexation King Lakes, Section 6 into King Lakes Homeowners Association, Inc., under Clerk's File No. 2009101866;
  - f. Supplemental Declaration Providing for Annexation King Lakes, Section 10 into King Lakes Homeowners Association, Inc., under Clerk's File No. 2011046243;
  - g. Supplemental Declaration Providing for Annexation King Lakes, Section 11 into King Lakes Homeowners Association, Inc., under Clerk's File No. 2011046236;
  - h. Supplemental Declaration Providing for Annexation King Lakes, Section 12 into King Lakes Homeowners Association, Inc., under Clerk's File No. 2011098758;
  - i. Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for The Community of King Lakes Homeowners Association, Inc., under Clerk's File No. 2013128005
  - j. Amendment to the Bylaws of The Community of King Lakes Homeowners Association, Inc., under Clerk's File No. 2012129299
  - k. The Community of King Lakes Homeowners Association, Inc., Policy Manual, under Clerk's File No. 2011128204;

1. Articles of Incorporation are recorded in the Real Property Records of Fort Bend County, Texas, under Clerk's File No. 2008042778;

(5) The name and mailing address of the Association is:

- a. The Community of King Lakes Homeowners Association, Inc., c/o Inframark Management Services, 2002 West Grand Parkway North, Suite 100, Katy, Texas, 77449;

(6) The name and mailing address of the Association's designated representative is:

- a. Inframark Management Services, 2002 West Grand Parkway North, Suite 100, Katy, Texas, 77449;
- b. (281) 870-0585
- c. [customercare@inframark.com](mailto:customercare@inframark.com)

(7) The Association's website address is: <https://home.inframark.com/?c=295>

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

Transfer Fee:	\$275.00
Resale Cert Fee:	\$375.00
Updated Resale Cert Fee:	\$75.00
Rush Fee:	\$185.00 for 1 day rush
	\$150.00 for 3 day rush
	\$125.00 for 5 day rush
Refinance Fee:	\$100.00

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 23 DAY OF July, 2024.

By: Amanda England, on behalf of  
Inframark Management Services, Managing Agent for  
The Community of King Lakes Homeowners Association, Inc.

Amanda England

STATE OF TEXAS                   §  
    §  
 COUNTY OF FORT BEND       §

BEFORE ME, the undersigned authority, on this day personally appeared Amanda England, of Inframark Management Services, Managing Agent for The Community of King Lakes Homeowners Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 23 day of July, 2024.

*Sharon Ann Griffith*  
 Notary Public, State of Texas

**E-RECORDED BY:**  
 HOLT TOLLETT, P.C.  
 9821 Katy Freeway, Ste. 350  
 Houston, Texas 77024

