

THE STATE OF TEXAS §

§

COUNTY OF HARRIS §

**KINGWOOD LAKES SOUTH
PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE**

as Required by Section 209.004, Texas Property Code

NOTICE IS HEREBY GIVEN that the below property is controlled by a mandatory homeowners association.

- 1. SUBDIVISION INFORMATION:** Kingwood Lakes South is a phased addition to the City of Kingwood, Harris County, Texas.
 - a) The plat of Section 1 was recorded on December 15, 2003, as Document No. X257233, Plat Records, Harris County, Texas.
 - b) The plat of Section 2 was recorded on February 27, 2008, as Document No. 609114, Plat Records, Harris County, Texas.
 - c) The plat of Section 2 Replat No. 1 was recorded on August 19, 2008, as Document No. 20080433812, Plat Records of Harris County, Texas.
 - d) The plat of Section 2 and Partial Replace of No. 1 was recorded on August 19, 2008, as Document No. 20080433819, Plat Records of Harris County, Texas
- 2. DECLARATION INFORMATION:** Lots in Kingwood Lakes South are subject to the Amended and Restated Declaration of Covenants, Conditions & Restrictions for Kingwood Lakes, South, recorded on April 11, 2006, as Instrument No. 300815126, Real Property Records, Harris County, Texas as may be amended from time to time.
 - a) Appointment of Replacement Declarant, recorded on July 14, 2009, as Instrument No. 20090310291.
 - b) Addendum to Amend and Restate Declaration of Covenants, Conditions, & Restrictions recorded on January 13, 2010, as Instrument No. 201000015004.
 - c) First Amendment to the Declaration of Covenants, Conditions & Restrictions, recorded on September 9, 2011, as Instrument No. 20110379898.
 - d) Appointment of Successor Declarant, recorded on September 9, 2011, as Instrument No. 20110380532.
 - e) Second Amendment to Amended and Restated Declaration of Covenants, Conditions, and Restrictions and First Amendment to Addendum to Amended and Restated Declaration of Kingwood Lakes South (Barrington Section 2).
 - f) Third Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Kingwood Lakes South, recorded April 1, 2015, in Document No. 20150131798.

3. NAME OF PROPERTY OWNERS ASSOCIATION: Kingwood Lakes South Owners Association

4. HOW TO CONTACT THE ASSOCIATION THROUGH ITS MANAGING AGENT:

<i>clo</i> Texas Star Community Management, LLC	Phone: (469) 899-1000
6401 S. Custer Road	Fax: (469) 533-8836
Suite 2020	Website: www.townsq.io
McKinney, TX 75070	Resales Certificates: www.homewisedocs.com
	Email: manager@tscmanagement.com

5. COSTS ASSOCIATED WITH PROPERTY TRANSFER ON HOMES:

Resale Certificate:	\$300.00
Statement of Account	\$75.00
Update Fee:	\$75.00
Transfer Fee:	\$150.00
Lender Questionnaire:	Up to \$200.00
Acquisition/Initial Contribution:	\$1,000.00
Reserve Contribution	\$1,170.00

COSTS ASSOCIATED WITH PROPERTY TRANSFER ON PATIO HOMES:

Resale Certificate:	\$300.00
Statement of Account	\$75.00
Update Fee:	\$75.00
Transfer Fee:	\$150.00
Lender Questionnaire:	Up to \$200.00
Acquisition/Initial Contribution:	\$1,000.00
Reserve Contribution	\$1,320.00

DATED: August 14, 2021

**KINGWOOD LAKE PROPERTY OWNERS
ASSOCIATION
a Texas property owners association**

**By: TEXAS STAR COMMUNITY MANAGEMENT,
LLC
a Texas corporation, its managing agent**

By: *Susan Garrett*
Susan Garrett, Vice President of Community Relations

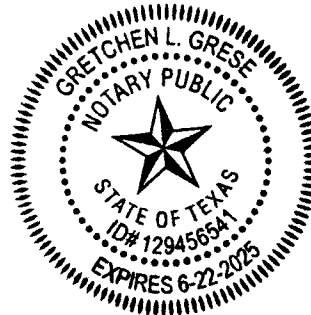
ACKNOWLEDGEMENT

THE STATE OF TEXAS §
§
COUNTY OF COLLIN §

BEFORE ME, the undersigned notary public, on this day personally appeared Susan Garret, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that she executed the same for the purposes and consideration set forth therein and in the capacity therein stated.

SUBSCRIBED AND SWORN TO BEFORE ME ON THE 14 **day of**
August, 2021.

Gretchen L. Grese
**NOTARY PUBLIC IN AND FOR
THE STATE OF Texas**



AFTER RECORDING PLEASE RETURN TO:
Texas Star Community Management, LLC
6401 S. Custer Road, Suite 2020
McKinney, TX 75070

RP-2021-482463

RP-2021-482463
Pages 4
08/24/2021 02:55 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2021-482463