



Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
Pages: 5 Fee: \$ 31.00

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
KINGSBRIDGE COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §
COUNTIES OF HARRIS AND FORT BEND §

The undersigned, being the Managing Agent for Kingsbridge Community Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Kingsbridge Estates, Kingsbridge Park and Kingsbridge Estates.
2. Name of Association: The name of the Association is Kingsbridge Community Association, Inc.
3. Recording Data for the Subdivision:

Kingsbridge Estates, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Slide Nos. 2210A and 2210B of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

Kingsbridge Park, Section One (1), a subdivision in Fort Bend County and Harris County, Texas according to the map or plat thereof recorded under Slide Nos. 1226B and 1227A of the Plat Records of Fort Bend County, Texas and recorded under Film Code No. 354145 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any;

Kingsbridge Park, Section Two (2), a subdivision in Fort Bend County and Harris County, Texas according to the map or plat thereof recorded under Slide Nos. 1388B and 1389A of the Plat Records of Fort Bend County, Texas and recorded under Film Code No. 367089 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Kingsbridge Park, Section Three (3), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Slide Nos. 1644A and 1644B of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

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Kingsbridge Place, Section One (1), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Slide Nos. 1183B and 1184A of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

Kingsbridge Place, Section Two (2), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Slide Nos. 2182A and 2182B of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

Kingsbridge Place, Section Three (3), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Slide Nos. 1897B and 1898A of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

Kingsbridge Place, Section Four (4), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Slide No. 2004A of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

Kingsbridge Place, Section Five (5), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Slide No. 2053A of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:*

a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions Kingsbridge Estates.
- (2) Declaration of Covenants, Conditions and Restrictions Kingsbridge Park, Section One (1).
- (3) First Amendment to the Declaration of Covenants, Conditions and Restrictions of Kingsbridge Park, Section One (1).
- (4) Second Amendment to the Declaration of Covenants, Conditions and Restrictions of Kingsbridge Park, Section One (1).
- (5) Declaration of Covenants, Conditions and Restrictions Kingsbridge Park, Section Two (2).
- (6) Annexation Agreement Kingsbridge Park, Section Two (2).
- (7) Declaration of Covenants, Conditions and Restrictions Kingsbridge Park, Section Three (3).
- (8) Annexation Agreement Kingsbridge Park, Section Three (3).

- (9) Declaration of Covenants, Conditions and Restrictions Kingsbridge Place, Section One (1).
- (10) First Amendment to the Declaration of Covenants, Conditions and Restrictions of Kingsbridge Place, Section One (1).
- (11) Annexation Agreement Kingsbridge Community Association, Inc.
- (12) Declaration of Covenants, Conditions and Restrictions Kingsbridge Place, Section Three (3).
- (13) First Supplement to Declaration of Covenants, Conditions and Restrictions (Annexation of Kingsbridge Place, Sections Four and Five).

b. Recording Information:

- (1) Fort Bend County Clerk's File No. 2001096111 and re-filed under Clerk's File No. 2001099665.
- (2) Harris County Clerk's File No. P308608 and Fort Bend County Clerk's File No. 9340155.
- (3) Harris County Clerk's File No. P665158 and Fort Bend County Clerk's File No. 9405042.
- (4) Harris County Clerk's File No. P851089 and Fort Bend County Clerk's File No. 9432273.
- (5) Harris County Clerk's File No. R373095 and Fort Bend County Clerk's File No. 9525641.
- (6) Harris County Clerk's File No. R638024 and Fort Bend County Clerk's File No. 9526417.
- (7) Fort Bend County Clerk's File No. 9818174.
- (8) Fort Bend County Clerk's File No. 9820981.
- (9) Fort Bend County Clerk's File No. 9307583.
- (10) Fort Bend County Clerk's File No. 9432274.
- (11) Fort Bend County Clerk's File No. 2001096430.
- (12) Fort Bend County Clerk's File No. 2000008282.
- (13) Fort Bend County Clerk's File No. 2000081674.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Kingsbridge Community Association, Inc. c/o Sterling Association Services, Inc., 6842 N. Sam Houston Parkway W., Houston, Texas 77064.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Sterling ASI Conveyance Department. Address: 6842 N. Sam Houston Parkway W., Houston, Texas 77064. Phone No.: 832.678.4500. Email Address: servicedesk@sterlingasi.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.sterlingasi.net.

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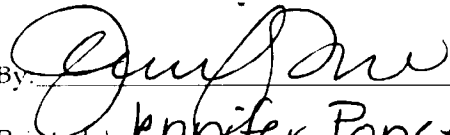
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 125.00
Transfer Fee	\$ 250.00
Refinance Fee	\$ 150.00

EXECUTED on this 01 day of January, 2024.

**KINGSBRIDGE COMMUNITY
ASSOCIATION, INC.**

By: Sterling Association Services, Inc.,
Managing Agent

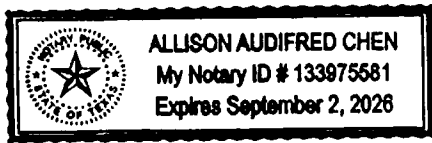
By: 
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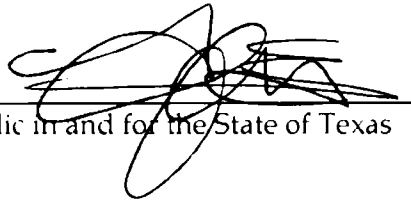
Its: As Agent for Owner-Manager

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
COUNTY OF Fort Bend §

BEFORE ME, the undersigned notary public, on this 01 day of January, 2024 personally appeared Ponce, Jennifer of Sterling Association Services, Inc., Managing Agent for Kingsbridge Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.





Notary Public in and for the State of Texas

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01/04/2024 10:03 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$41.00

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

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