

**SECOND AND RESTATED MANAGEMENT CERTIFICATE
OF
KING OAKS RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of King Oaks Residential Community, Inc., a Texas nonprofit corporation (the “Association”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS MANAGEMENT CERTIFICATE AMENDS AND RESTATES IN THEIR ENTIRETIES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATE OF KING OAKS RESIDENTIAL COMMUNITY, INC., INCLUDING BUT NOT LIMITED TO THOSE RECORDED UNDER DOCUMENT NOS. 2023028570 AND 2023039530, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

1. The name of the subdivision: King Oaks.
2. The name of the Association: King Oaks Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Bell County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for King Oaks, recorded under Document No. 2023023178 in the Official Public Records of Bell County, Texas, as the same may be amended from time to time (the “Declaration”).
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: King Oaks Residential Community, Inc., c/o RealManage, 9601 Amberglen Blvd., Suite 150, Austin, Texas 78729.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	King Oaks Residential Community, Inc., c/o RealManage
Mailing Address:	9601 Amberglen Blvd., Suite 150, Austin, Texas 78729
Attn.:	Community Manager
Telephone Number:	866-473-2573
Email Address:	<u>service@ciramail.com</u>

7. Website to access the Association's dedicatory instruments:
<https://www.ciranet.com/ResidentPortal>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$300.00

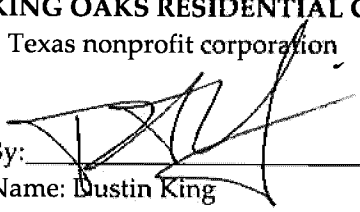
Transfer Fee - \$325.00

Resale Certificate Fee - \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

KING OAKS RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: 
Name: Dustin King
Title: President

STATE OF TEXAS

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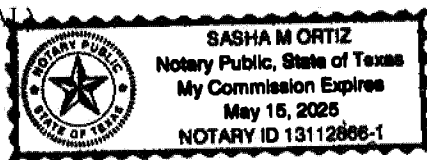
COUNTY OF Bell

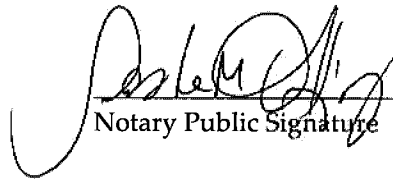
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This instrument was acknowledged before me on the 26th day of October, 2023, by Dustin King, President of King Oaks Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)




Notary Public Signature

AFTER RECORDING RETURN TO:

Kristi E. Stotts, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: kstotts@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for King Oaks, recorded under Document No. 2023023178 in the Official Public Records of Bell County, Texas.
2. King Oaks Community Manual, recorded under Document No. 2023023211 in the Official Public Records of Bell County, Texas.
 - a. King Oaks First Supplement to Community Manual, recorded under Document No. 2023039508 in the Official Public Records of Bell County, Texas.
3. King Oaks Adoption of Working Capital Assessment, recorded under Document No. 2023023207 in the Official Public Records of Bell County, Texas.
4. King Oaks Notice of Plat Recordation, recorded under Document No. 2023025055 in the Official Public Records of Bell County, Texas.
5. Notice of Easement Designation [Entry Monument and Landscaping], recorded under Document No. 2023048888, Official Public Records of Bell County, Texas.

ATTACHMENT 1

KING OAKS RESIDENTIAL COMMUNITY, INC.
SECOND AND RESTATED MANAGEMENT CERTIFICATE



**Bell County
Shelley Coston
County Clerk
Belton, Texas 76513**

Instrument Number: 2023048904

As

CERTIFICATE

Recorded On: November 01, 2023

Parties: KING OAKS RESIDENTIAL COMMUNITY INC

To KING OAKS

Comment:

Billable Pages: 4

Number of Pages: 5

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	\$5.00
COURT HOUSE SECURITY:	\$1.00
RECORDING:	\$17.00
Total Fees:	\$23.00

******* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *******

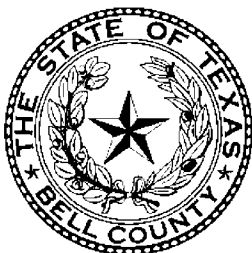
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2023048904
Receipt Number: 373320
Recorded Date/Time: 11/01/2023 9:55:38 AM
User / Station: zbranead - BCCCD0642

Record and Return To:

Winstead PC - Austin
401 CONGRESS AVENUE, SUITE 2100
AUSTIN, TX 78701



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk