

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
KINGS MANOR HOMEOWNERS ASSOCIATION, INC.**

---

THE STATE OF TEXAS           §  
  §  
COUNTY OF MONTGOMERY   §

The undersigned, being the Manager of Kings Manor Homeowners Association, Inc., a non-profit corporation 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 Kings Manor Homeowners Association, Inc.:

1. Name of Subdivision: Kings Manor.
2. Name of Association: Kings Manor Homeowners Association, Inc.
3. Recording Data for the Subdivision: Kings Manor, a subdivision of land in Montgomery County, Texas, accordingly to the maps or plats thereof filed in the Map/Plat Records of Montgomery County, Texas, under the following:
  - a. Kings Manor, Section 1, according to the plat recorded under Doc #9367739.
  - b. Kings Manor, Section 2, according to the plat recorded under Doc #9367740.
  - c. Kings Manor, Section 2, according to the partial replat recorded under Doc #9767188.
  - d. Kings Manor, Section 2, according to the replat recorded under Doc #9604312.
  - e. Kings Manor, Section 2, according to the partial replat recorded under Doc # 008-060446.
  - f. Kings Manor, Section 3, according to the plat recorded under Doc #9741586.
  - g. Kings Manor, Section 4, according to the plat recorded under Doc #9856276.
  - h. Kings Manor, Section 5, according to the plat recorded under Doc #2000-043456.
  - i. Kings Manor, Section 6, according to the plat recorded under Doc #2000043457.
  - j. Kings Manor, Section 7, according to the plat recorded under Doc #99006555.
  - k. Kings Manor, Section 9, according to the plat recorded under Doc #2000032719.
  - l. Kings Manor, Section 10, according to the plat recorded under Doc #2002087149.
  - m. Kings Manor, Section 11, according to the plat recorded under Doc #2002087150.
  - n. Kings Manor, Section 12, according to the plat recorded under Doc #2003058662.
  - o. Kings Manor, Section 13, according to the plat recorded under Doc #2003058653.
  - p. Kings Manor, Section 14, according to the plat recorded under Doc #2004050816.
  - q. Kings Manor, Section 15, according to the plat recorded under Doc #2004006456.
  - r. Kings Manor, Section 16, according to the plat recorded under Doc #2004072753.
  - s. Kings Manor, Section 17, according to the plat recorded under Doc #2005011548.
  - t. Kings Manor, Section 18, according to the partial replat recorded under Doc #2004121013.

- u. Kings Manor, Section 19, according to the plat recorded under Doc #2005092929.
4. Recording Data for the Declaration: Declaration of Covenants, Conditions and Restrictions for Kings Manor, including amendments, annexations, and supplements, recorded under the following Doc Nos. in the Official Public Records of Montgomery County, Texas:
- a. Doc #2004-011063
  - b. Doc #2002-122789
  - c. Doc #U263326
  - d. Doc #2001-010817
  - e. Doc #2002-024184
  - f. Doc #9762199
  - g. Doc #R301715
  - h. Doc #9404335
  - i. Doc #99013954
  - j. Doc #2001-113211
  - k. Doc #W298031
  - l. Doc #S651664
  - m. Doc #S404102
  - n. Doc #2006-048729
  - o. Doc #W768477
  - p. Doc #X975342
  - q. Doc #X659098
  - r. Doc #2002-129631
  - s. Doc #2003-072189
  - t. Doc #2003-072190
  - u. Doc #2004-054866
  - v. Doc #2004-011976
5. Name and Mailing Address of the Association is: Kings Manor Homeowners Association, Inc., c/o Prestige Association Management Group Corporation, 1849 Kingwood Dr., Suite 103, Kingwood, Texas 77339.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Kings Manor Homeowners Association, Inc. c/o Prestige Association Management Group Corporation, 1849 Kingwood Dr., Suite 103, Kingwood, Texas 77339
7. Telephone Number to Contact the Association is: Kings Manor Homeowners Association, Inc. c/o Prestige Association Management Group Corporation (281) 607-7701.
8. Email Address to Contact the Association: [sarahe@pamgtx.com](mailto:sarahe@pamgtx.com)
9. The Association's website may be found at:  
[https://frontsteps.cloud/CaliberWeb2\\_Prestige](https://frontsteps.cloud/CaliberWeb2_Prestige) and [www.pamgtx.com](http://www.pamgtx.com)

10. Fees charged by the Association upon the sale or transfer of Property:

- a. Resale Certificate: \$375.00 or more, not to exceed the maximum allowable rate.
- b. Rush Fee: \$125.00 if needed within 24 hours; \$100.00 if needed within three (3) days.
- c. Updated Resale Certificate: \$100.00 if needed within 24 hours; \$50.00 if needed within three (3) days.
- d. Transfer Fee and New Owner Packet Fee: \$355.00.
- e. Refinance Fee: \$65.00.

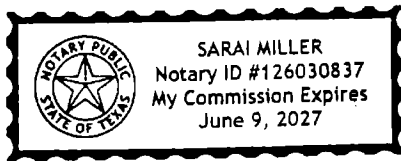
Executed on this the   1   day of November 2023.

KINGS            MANOR            HOMEOWNERS  
ASSOCIATION, INC.

By: *Sarah Eldridge*  
Sarah Eldridge, Manager and Agent

THE STATE OF TEXAS            §  
   §            **ACKNOWLEDGMENT**  
COUNTY OF MONTGOMERY    §

BEFORE ME, the undersigned notary public, on this the   1   day of November 2023, personally appeared Sarah Eldridge, Manager and Agent of Kings Manor Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.



*Sarai Miller*  
Notary Public in and for the State of Texas

RECORDED BY:

**ISB** | SEARS  
BENNETT  
& GERDES, LLP

6548 GREATWOOD PKWY.  
SUGAR LAND, TEXAS 77479

**E-FILED FOR RECORD**

**11/13/2023 08:25AM**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number  
sequence on the date and time stamped herein  
by me and was duly e-RECORDED in the Official Public  
Records of Montgomery County, Texas.

**11/13/2023**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas