

**Denton County
Juli Luke
County Clerk**

Instrument Number: 122112

ERecordings-RP

NOTICE

Recorded On: November 12, 2024 08:27 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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:

Document Number: 122112
Receipt Number: 20241111000036
Recorded Date/Time: November 12, 2024 08:27 AM
User: Nolan A
Station: Station 2

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**MANAGEMENT CERTIFICATE
FOR
THE HILLS OF KINGSWOOD**

STATE OF TEXAS §
 §
COUNTY OF DENTON §

KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for The Hills of Kingswood Homeowner's Association, Inc.

1. The name of the subdivision is The Hills of Kingwood.
2. The name of the association is The Hills of Kingswood Homeowner's Association, Inc.
3. The recording data for the subdivisions follows:

<u>Subdivision</u>	<u>Recording Data</u>
The Hills of Kingswood Phase I	Final Plat filed in Cabinet Y, Pages 549-556 on 7/31/2008.
The Hills of Kingswood Phase 2A	Final Plat filed as Document #2014-169 on 5/6/2014.
The Hills of Kingswood Phase 2B	Final Plat filed as Document # 2016-22 on 1/15/2016.
The Hills of Kingswood Phase 3A	Final Plat filed as Document #2017-176 on 4/17/2017.
The Hills of Kingswood Phase 3B	Final Plat filed as Document #2019-122 on 3/15/2019.
The Hills of Kingswood Phase 4	Final Plat filed as Document #2019-407 on 9/27/2019.
The Hills of Kingswood Phase 5A	Final Plat filed as Document #2020-22 on 1/17/2020.
The Hills of Kingswood Phase 6A	Final Plat filed as Document # 2023-151 on 05/12/2023.
The Hills of Kingswood Phase 6B	Final Plat filed as Document #2024-207 on 06/14/2024.

4. The recording data for the Declaration(s) follows:

Instrument and Recording Data

Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Hills of Kingswood Homeowner's Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 2010-126725 on 12/21/2010.

Supplemental Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Hills of Kingswood Homeowner's Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 2014-115870 on 11/14/2014.

First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Hills of Kingswood Homeowner's Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 85482 on 7/17/2017.

Second Supplemental Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Hills of Kingswood Homeowner's Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 150862 on 12/11/2017.

Supplemental Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Hills of Kingswood Homeowner's Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 68204 on 6/14/2018.

Third Supplemental Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Hills of Kingswood Homeowner's Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 95118 on 8/13/2018.

Fourth Supplemental Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Hills of Kingswood Homeowner's Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 114598 on 9/13/2019.

Fifth Supplemental Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Hills of Kingswood Homeowner's Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 148277 on 9/22/2020.

Sixth Supplemental Declaration to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Hills of Kingswood Homeowner's Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 133272 on 09/15/2022.

Seventh Supplemental Declaration to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Hills of Kingswood Homeowner's Association, Inc. Recorded in the Property Records of Denton County, Texas as Document # 115359 on 10/24/2024.

Second Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Hills of Kingswood Homeowner's Association, Inc. Recorded in the Property Records of Denton County, Texas as Document # 117093 on 10/29/2024.

5. The Hills of Kingswood Homeowner's Association, Inc., in c/o RTI/Community Management Associates, Inc., (CMA) 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093.
6. The association's designated representative is RTI/Community Management Associates, Inc. (CMA), 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093. For association information, the phone number is 972-943-2820, the email is closing@cmamanagement.com and the association's website is www.cmamanagement.com.
7. Fees charged in connection with a property transfer in the subdivision are:
 - Resale Certificate- Routine Owner Certificate \$375, Lot Purchase by Builder \$50
 - Community Enhancement Fee (CEF): 0.3% of sales price (Builder to Owner and Owner to Owner)
 - Working Capital: \$500.00 (Developer to Builder and Developer to Owner)
 - Transfer Fee: \$250
 - Foreclosure Transfer Fee: \$190

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 11th day of November, 2024.

THE HILLS OF KINGSWOOD HOMEOWNER'S ASSOCIATION, INC.

By: CMA, its Manager

By:

Donna Hester

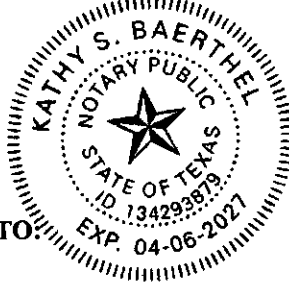
ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 11 day of November, 2024,
by Donna Hester of CMA, Manager for The Hills of Kingswood Homeowner's Association, Inc., a
Texas non-profit corporation, on behalf of said non-profit corporation.



Kathy S. Baerthel
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

CMA, Inc.
Attention: Lauren Ansley
1800 Preston Park Boulevard, Suite 200
Plano, Texas 75093