

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 157190

ERecordings-RP

MISCELLANEOUS

Recorded On: August 30, 2021 08:57 AM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$38.00

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**\*\*\*\*\* 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: 157190  
Receipt Number: 20210830000020  
Recorded Date/Time: August 30, 2021 08:57 AM  
User: Diana P  
Station: Station 37

**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

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
KINGS RIDGE HOMEOWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS       §  
                                     §  
COUNTY OF DENTON       §

The undersigned, being the Managing Agent of Kings Ridge Homeowners 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 Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Kings Ridge.
2. Name of Association: The name of the Association is Kings Ridge Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a. Kings Ridge Phase One, a subdivision in Denton County, Texas according to the maps or plats thereof recorded in Cabinet T, Slide 218 of the Official Public Records of Real Property of Denton County, Texas, and all amendments to or replats of said maps or plats, if any.
  - b. Kings Ridge Phase Two, a subdivision in Denton County, Texas according to the maps or plats thereof recorded in Cabinet V, Slide 292 of the Official Public Records of Real Property of Denton County, Texas, and all amendments to or replats of said maps or plats, if any.
  - c. Kings Ridge Phase Three, a subdivision in Denton County, Texas according to the maps or plats thereof recorded in Cabinet X, Page 450 of the Official Public Records of Real Property of Denton County, Texas, and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration\*:
  - a. Document:

Fourth Amended and Restated Declaration of Covenants,  
Conditions and Restrictions for Kings Ridge
  - b. Recording Information:

Denton County Clerk's Document No. 2014-28200

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Kings Ridge Homeowners Association, Inc. c/o RealManage, P.O. Box 803555, Dallas, Texas 75380-3555.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Community Association Manager

RealManage, LLC  
P.O. Box 803555  
Dallas, Texas 75380-3555  
866-473-2573  
KINRIDGE@CiraMail.com

7. The Association's Dedicatory Instruments are available to Members online at:  
[www.ciranet.com/residentportal](http://www.ciranet.com/residentportal)
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

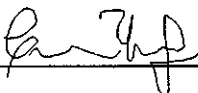
Description	Fee
Resale Certificate	\$ 310.00
Transfer Fee	\$ 325.00
Refinance Fee	\$ 250.00

Resale certificates are requested via the RealManage Closing Portal at [www.realmanage.com/closingportal](http://www.realmanage.com/closingportal)

Executed on this 27<sup>th</sup> day of August, 2021.

KINGS RIDGE HOMEOWNERS ASSOCIATION, INC.,

By: RealManage,  
Managing Agent

By:   
Printed: Cynthia Urquidez  
Its: Community 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

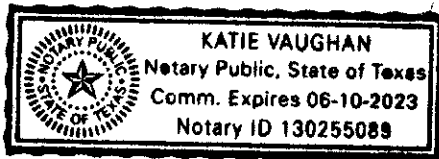
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COUNTY OF Collin

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BEFORE ME, the undersigned notary public, on this 27<sup>th</sup> day of August, 2021 personally appeared Cynthia Urquidez, Community Manager of RealManage, Managing Agent for Kings Ridge 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.



Katie Vaughan  
Notary Public in and for the State of Texas