

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 95385

ERecordings-RP

CERTIFICATE

Recorded On: August 26, 2025 11:36 AM

Number of Pages: 3

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

Total Recording: \$33.00

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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: 95385  
Receipt Number: 20250826000321  
Recorded Date/Time: August 26, 2025 11:36 AM  
User: Kraig T  
Station: Station 21

**Record and Return To:**

Simplifile



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

STATE OF TEXAS

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COUNTY OF DENTON

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**PROPERTY OWNERS' ASSOCIATION MANAGEMENT  
CERTIFICATE FOR  
KINGS RIDGE ESTATES RESIDENTIAL COMMUNITY, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of KINGS RIDGE ESTATES RESIDENTIAL COMMUNITY, INC., a Texas non-profit corporation (the "*Association*").

**W I T N E S S E T H :**

**WHEREAS**, the undersigned, being an officer of Gulf Professional Property Management, Inc., managing agent of the above association, a non-profit corporation organized and existing under the laws of the State of Texas, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code. This document supersedes any prior Management Certificate filed by the Association.

**NOW, THEREFORE**, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision.** The name of the subdivision which is the subject of the Declaration, is Kings Ridge Estates.
2. **Name and Mailing Address of the Association.** The name of the Association is Kings Ridge Estates Residential Community, Inc., and its mailing address is c/o Gulf PPM, Inc., 5763 State Highway 205, Suite 102-B, Rockwall, Texas 75032.
3. **Recording Data for the Subdivision.** The recording data for the subdivision, an addition to Denton County, Texas, according to the final plat thereof recorded in Instrument No. 2020-288, Phase II Instrument No. 2022-84, Plat Records, Denton, Texas.
4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded under Instrument No. 2021-21281, and the First Amendment to Declaration of Covenants, Conditions and Restrictions under Instrument No. 2021-24224 in the Official Public Records of Denton County, Texas, and as may further amended and/or supplemented.
5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The Association's managing agent is Gulf PPM, Inc., 5763 State Highway 205, Suite 102-B, Rockwall, Texas 75032, phone number (469) 600-5080, and email [CustomerService@GulfPPM.com](mailto:CustomerService@GulfPPM.com).
6. **Website.** The Association's website may be found at <https://portal.gulppm.com/Login>.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are as follows:

Working Capital	\$230.00 - \$500.00
Resale Certificate	\$ 375.00
Resale Transfer Fee	\$150.00-\$300.00
Rush Fee ( <i>within 24 hrs</i> )	\$75.00 - \$150.00
Resale Certificate Update Fee	\$75.00 - \$150.00

8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o Gulf PPM, Inc. via [www.GulfPPM.com/ResaleRequests](http://www.GulfPPM.com/ResaleRequests). The telephone number for Gulf PPM, Inc. is (469) 600-5080. Alternatively, you may contact the office for Gulf PPM, Inc. at 5763 State Highway 205, Suite 102-B, Rockwall, Texas 75032.

**IN WITNESS WHEREOF**, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

**ASSOCIATION:**

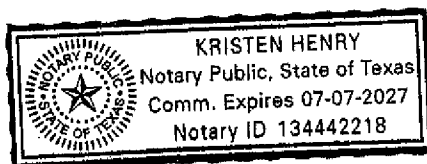
Kings Ridge Estates Residential Community, INC.  
a Texas non-profit corporation

By: Gulf PPM, Inc.,  
Its: Managing Agent

By: Charles Lamb  
Charles Lamb, President

STATE OF TEXAS       §  
                                      §  
COUNTY OF ROCKWALL   §

This instrument was acknowledged before me on the 26 day of August, 2025, by Charles Lamb, President with Gulf PPM, Inc., the Managing Agent of Kings Ridge Residential Community, Inc., a Texas non-profit corporation.



Kristen Henry  
Notary Public, State of Texas