

ROYAL KNOLL TOWNHOME ASSOCIATION

MANAGEMENT CERTIFICATE

STATE OF TEXAS §
§
COUNTY OF COLLIN §

KNOWN ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 82.116 of the Texas Property Code, the undersigned property owner's association hereby records this Management Certificate for Royal Knoll Townhome Association.

1. The name of the Condominium is: Royal Knoll Townhome.
2. The name of the Association is: Royal Knoll Townhome Association.
3. The location of the Condominium is: 7711-7829 Royal Lane, Dallas, Texas. 75230.
4. The recording data for the Declaration is as follows:

(i) Declaration and Master Deed Royal Knoll, filed for record and recorded on June 1, 1972, at Volume 72108, Page 2584 et seq., as Instrument No. 197200349574 in the Condominium Records of Dallas County, Texas; and

(ii) Amendment to Master Deed and Declaration of Royal Knoll, filed of record on October 17, 1980, and recorded on October 20, 1980, at Volume 80206, Page 186 et seq., as Document No. 198002065168 in the Deed Records of Dallas County, Texas; and

(iii) Amendment to By-Laws of Royal Knoll Condominium Association and of Royal Knoll Townhome Association, filed for record and recorded on January 13, 1988, at Volume 88008, Page 1288 et seq., as Instrument No. 198800085060 in the Deed Records of Dallas County, Texas; and

(iv) Certificate of Amendment to the Declaration and Master Deed and Bylaws of Royal Knoll Townhome Association, filed of record and recorded on September 28, 1988, at Volume 88189, Page 3061 et seq as Document No. 198801898162 in the Deed Records of Dallas County, Texas; and

(v) Revised Exhibit A to Declaration and Master Deed, filed of record and recorded on May 23, 2003, at Volume 2003100, Page 3336 et seq., as Instrument No. 200302343600 in the Deed Records of Dallas County, Texas; and

(vi) Revision of Exhibit "A" of the Declaration and Master Deed, Bylaws of Royal Knoll and the Royal Knoll Townhome Association, filed of record and recorded on August 20, 2008, as Document No. 20080272791 in the Official Public Records of Dallas County, Texas; and

(vii) Revised Exhibit A to Declaration and Master Deed Bylaws of Royal Knoll and of the Royal Knoll Townhome Association, filed of record and recorded on December 19, 2008, as Document No. 20080394991 in the Official Public Records of Dallas County, Texas; and

(viii) Revised Exhibit A to Declaration and Master Deed, filed of record and recorded on December 13, 2010, as Document No. 201000316437 in the Official Public Records of Dallas County, Texas; and

(ix) Revised Exhibit A to Declaration and Master Deed Bylaws of Royal Knoll and of the Royal Knoll Townhome Association, filed of record and recorded on May 23, 2014, as Document No. 201400126999 in the Official Public Records of Dallas County, Texas; and

(x) Revised Exhibit A to Declaration and Master Deed Bylaws of Royal Knoll and of the Royal Knoll Townhome Association, filed of record and recorded on October 26, 2021, as Document No. 202100321513 in the Official Public Records of Dallas County, Texas.

5. The name and mailing address of the person or entity managing the Association: Excel Management, 15150 Preston Road, Suite 300, Dallas, Texas 75248, Telephone Number: 972-437-2000, Email Address: linda.neel@excelmgmt.org

6. The contact information for resale certificate requests: Excel Management, 15150 Preston Road, Suite 300, Dallas, Texas 75248, Telephone Number: 972-437-2000, Email Address: collections@excelmgmt.org

7. The website address of the Association: <https://www.excelmgmt.org>

8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

- Resale Certificate: \$275.00 (if needed within less than 5 days from the date of the request then a rush fee of \$50.00 will be applied, totaling \$325.00)
- Transfer Fee: \$125.00

9. Other information the Association considers appropriate:

- (i) Resolution filed of record and recorded on November 13, 2014, as Document No. 201400290450 in the Official Public Records of Dallas County, Texas;
- (ii) Notice of Filing of Dedicatory Instrument for Royal Knoll Townhome, filed of record and recorded on December 4, 2014, as Document No. 201400308012 in the Official Public Records of Dallas County, Texas; and
- (iii) Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the unit/home and common elements, prior to purchase.

IN WITNESS WHEREOF, this Management Certificate is hereby executed by a duly authorized Officer of Royal Knoll Townhome Association on the 18th day of May, 2026.

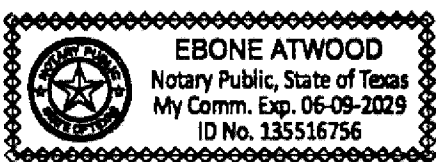
ROYAL KNOLL TOWNHOME ASSOCIATION

By: *Stanley Katz*
President, President

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 18th day of May, 2026, by STANLEY KATZ, President of Royal Knoll Townhome Association, a Texas property owners association, on behalf of said property owners association.

Ebone Atwood
Notary Public in and for the State of Texas



**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2026000068900

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: May 22, 2026 02:44 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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: 2026000068900

Receipt Number: 20260522000453

Recorded Date/Time: May 22, 2026 02:44 PM

User: Natascha M

Station: Station 11

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX

