



VG-418-2024-131603

Denton County
Juli Luke
County Clerk

Instrument Number: 131603

Real Property Recordings
PROPERTY ASSOC MGMT CERT

Recorded On: December 04, 2024 03:27 PM

Number of Pages: 3

" 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: 131603
Receipt Number: 20241204000498
Recorded Date/Time: December 04, 2024 03:27 PM
User: Joy R
Station: Station 19

Record and Return To:

KNOB HILL HOME/PROPERTY OWNER'S ASSOC
2861 HIGH MEADOW

LITTLE ELM TX 75068



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

KNOB HILL HOME/PROPERTY OWNERS ASSOCIATION, INC

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

The undersigned, being the Managing Agent of Knob Hill Home/Property Owners 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 Knob Hill Home/Property Owners Association, Inc.

1. Name of Subdivision: Knob Hill Lake Estates
2. Name of Association: Knob Hill Home/Property Owners Association, Inc.
3. Recording Data for the Subdivision: A tract of land containing 69.711 acres in the Lawson Clark survey, Abstract no. 31, in Denton County, Texas said abstract being fully described in a deed from W. C. Orr Jr., Executor et. al. to J.E. Daly of record in Volume 494, Page 460, deed records of Denton county, Texas
4. Recording Data for the Declaration:
Declaration of Covenants, Conditions and Restrictions for Knob Hill Lake Estates, recorded as Document No. 03219 Volume 2914 Page 0508 on 22nd January 1991, Official Public Records of Denton County, Texas
5. Name and Mailing Address of the Association: Knob Hill Home/Property Owners Association, Inc. P. O. Box 415, Little Elm, TX 75068
6. Name and Mailing Address of Person Managing the Association or its Designated Representative: Knob Hill Home/Property Owners Association, Inc., Attn: Rakesh Chanana, 10928 Rolling Hills Dr, Little Elm, TX 75068, Telephone: 972-745-1575
7. Email Address to contact the Association: khhpoa2020@gmail.com
8. The Association's website may be found at:
<https://www.facebook.com/share/w4Bbf7jGgLBzRhYM/>
9. Amount and description of fees related to property transfer in the subdivision:
The association fees are in the following amounts:
Transfer Fees: \$300
Resale Certificate: \$250 (2 weeks), Rush fees: \$75 (3-4 days), \$125 (1-2 days)
Road Impact Fees for existing home sales: \$1200 for calendar year 2024, which increases to \$1300 in calendar year 2025, \$1400 in calendar year 2025 and, \$1500 in calendar year 2025
2026

EXECUTED to be effective on the date this instrument is recorded.

Knob Hill Home/Property Owners Association, Inc., a
Texas non-profit corporation

By: Rakesh Chanana

Name: RAKESH CHANANA

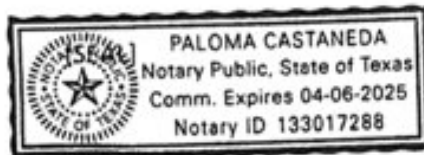
Title: President

THE STATE OF TEXAS §

§

COUNTY OF DENTON §

This instrument was acknowledged before me this 4th day of Dec, 2024 by
Rakesh Chanana of Knob Hill Home/Property Owners Association, Inc., a
Texas non-profit corporation



A handwritten signature in black ink, appearing to be 'Paloma Castaneda', written over a horizontal line.

Notary Public Signature

After recording return to:

Knob Hill Home/Property Owners Association, Inc.

P. O. Box 415,

Little Elm, TX 75068