MANAGEMENT CERTIFICATE
FOR
KINGSBOROUGH HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN §

The undersigned, being the Managing Agent of Kingsborough Homeowners Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. The name of the subdivision: Kingsborough in Old Shepard Place.

2. The name of the Association: Kingsborough Homeowners Association, Inc.

3. The recording data for the subdivision: See Exhibit A.

4. The name and mailing address of the Association:

Kingsborough Homeowners Association, Inc.
c/o Neighborhood Management Inc
1024 S Greenville Ave, Suite 230
Allen, TX. 75002

5. The name and contact information for the Managing Agent of the Association:

Neighborhood Management, Inc.
Beverly Coghlan
1024 S. Greenville Ave, Suite 230
Allen, TX 75002
Phone: 972-359-1548
Email Address: managementcertificate@nmitx.com

6. Website for Dedicatory Instruments: https://neighborhoodmanagement.com

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

Resale Certificate: $375.00
Transfer Fee: $250.00
Optional Inspection Fee: $150.00.

[ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

KINGSBOROUGH HOMEOWNERS ASSOCIATION, INC.
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan
Name: Beverly Coghlan

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 17th day of January, 2024, by Beverly Coghlan, Agent for KINGSBOROUGH HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas

DEANN WEEKS
Notary Public, State of Texas
Comm. Expires 08-05-2024
Notary ID 130767687

EXHIBIT A

Document	Recording Information
Kingsborough in Old Shepard Place [Plat] – July 19, 1988	Document No. G/417
Declaration of Covenants, Conditions and Restrictions for Kingsborough Homeowners Association, Inc. – August 24, 1988	Document No. 2903/33
First Amendment to Declaration – May 23, 1991	Document No. 3566/58
Second Amendment to Declaration – July 17, 1991	Document No. 3651/215
First Amended/Restated Declaration – December 12, 1994	Document No. 19941212001092210
First Amendment to First Amended/Restated Declaration – January 06, 2000	Document No. 4577/3528
Second Amendment to First Amended/Restated Declaration – August 23, 2001	Document No. 4988/167

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2024000005574

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: January 17, 2024 10:18 AM

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:	2024000005574
Receipt Number:	20240117000218
Recorded Date/Time:	January 17, 2024 10:18 AM
User:	Kim D
Station:	Workstation cck024

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

Stacey Kemp