

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE FOR  
KENSINGTON GARDENS LAKEWOOD HOMEOWNERS  
ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this “*Certificate*”) is made on behalf of KENSINGTON GARDENS LAKEWOOD HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation (the “*Association*”).

W I T N E S S E T H:

**WHEREAS**, that certain Declaration of Covenants, Conditions and Restrictions for Kensington Gardens Lakewood Homeowners Association, Inc. (the “*Declaration*”), was filed on September 15, 2014 and is recorded as Instrument No. 201400235242 in the Official Public Records of Dallas County, Texas, which Declaration, as supplemented or amended, is incorporated herein for all purposes.

**WHEREAS**, 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.

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

1.     **Name of the Subdivisions.** The subdivision is known generally as Kensington Gardens Lakewood Homeowners Association, Inc., and the plats for said subdivision are denominated as follows: KENSINGTON GARDENS, Phase 1 Lots 1-28 and common area A, Block 1/2703 replat of Block 1/2703, Shadywood Terrace A.T. Nanny Survey, Abstract No. 1094 City of Dallas County, Texas.

2.     **Name and Mailing Address of the Association.** The name of the Association is Kensington Gardens Lakewood Homeowners Association, Inc., The mailing address for the Association is 1512 Crescent Dr. Suite 112 Carrollton, TX 75006.

3.     **Recording Data for the Subdivision.** The recording data for each plat in the subdivision is described as follows: Filed of Record in the Official Records of Dallas County on September 19, 2013, as Document No. 201300298735. Filed of Record in the Official Records of Dallas County on February 8, 2018 as Document No. 201800036939. Filed of Record in the Official Records of Dallas County on November 8, 2018 as Document No. 201800304624. Filed of Record in the Official Records of Dallas County on November 08, 2018 as Document No. 201800304623.

4. **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. 2014002352402 in the Official Public Records of Dallas County, Texas, as amended by instruments recorded as instrument No. 201600200439 in the Official Public Records of Dallas County, Texas.

5. **Name of and Contact Information for the Managing Agent of the Association.** The Association’s managing agent is Essex Association Management L.P., 1512 Crescent Dr. Suite 112 Carrollton, TX 75006.; telephone 972-428-2030; facsimile 469-342-8205; and email Ron@essexhoa.com.

6. **Website.** The Association’s website may be found at www.kensingtongardenshoa.com

7. **Fees Due Upon Property Transfer.** The maximum fees to be charged relating to a property transfer are: (i) \$375 as resale disclosure/estoppel fee; (ii) The maximum fee to be charged for transfer is \$450; (iii) The maximum resale fees to be charged for a resale certificate/estoppel update; is \$75; (iv) The maximum fees to be charged for a rush fee is \$200; (v) The maximum fees to be charged for a Lender Questionnaire – Standard is \$225; (vi) The maximum fees to be charged for a Lender Questionnaire – Custom is \$275; (vii) a maximum fee of \$2,500 Working Capital/Reserve Fee; and (viii) a maximum fee of \$450 transfer fee following a trustee sale or foreclosure.

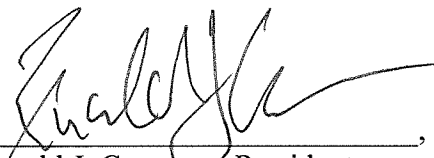
8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o Abby@essexhoa.com.

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, and serves to replace all Management Certificates previously filed by the Association.

**ASSOCIATION:**

**KENSINGTON GARDENS LAKEWOOD  
HOMEOWNERS ASSOCIATION, INC.**

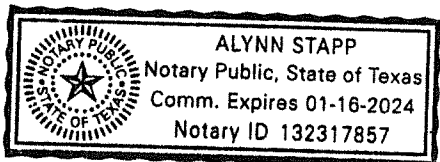
a Texas non-profit corporation

By:   
Ronald J. Corcoran, President,  
Essex Association Management L.P.,  
Its Managing Agent

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

This instrument was acknowledged before me on the 30 day of August, 2021, by Ronald J. Corcoran, President of Essex Association Management L.P., the Managing Agent for the Managing Agent for Kensington Gardens Lakewood Homeowners Association, Inc., a Texas non-profit corporation.

Alynn Stapp  
Notary Public, State of Texas



**Dallas County  
John F. Warren  
Dallas County Clerk**

---

**Instrument Number:** 202100258931

eRecording - Real Property

Recorded On: August 31, 2021 08:44 AM

Number of Pages: 4

---

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

Total Recording: \$34.00

---

**\*\*\*\*\* 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: 202100258931  
Receipt Number: 20210830001320  
Recorded Date/Time: August 31, 2021 08:44 AM  
User: Roger J  
Station: CC03

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF DALLAS**

**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 Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX