

THE STATE OF TEXAS   §  
                                     §  
COUNTY OF JOHNSON   §

**STONEGATE HOA  
MANAGEMENT CERTIFICATE  
As Required By Section 209.004, Texas Property Code**

**NOTICE IS HEREBY GIVEN** that the below property is controlled by a mandatory homeowner's association.

1. **SUBDIVISION INFORMATION:** The Stonegate HOA is a phased addition of Hidden Vistas to the City of Burleson, Johnson County, Texas.
2. **DECLARATION INFORMATION:** Lots in Stonegate HOA are subject to the The Declarations of Restrictions, Covenants and Conditions of Hidden Vistas Phase II Recording Information: Book 4332, Page 0038, Document Number 013345, in the real property records of Johnson County, Texas.

Declarations of Restrictions, Covenants and Conditions of Hidden Vistas Phase 7 Recording information: Document Number 201300027511 in the real property records of Johnson County, Texas.

Declarations of Restrictions, Covenants and Conditions of Hidden Vistas Phase 8 Recording Information: Document Number 2015-28876 in the real property records of Johnson County, Texas.

Plat for Phase 2 recorded in Slide D, Volume 9, Page 878 of the Plat Records of Johnson County, Texas;

Plat for Phase 7 recorded in Slide E, Volume 10, Page 558 of the Plat Records of Johnson County, Texas;

Plat for Phase 8 recorded in Drawer G, Volume 10, Page 900 of the Plat Records of Johnson County, Texas; Together with any other filings or amendments of record.

3. **NAME OF HOMEOWNERS ASSOCIATION:** Stonegate HOA.
4. **RECORDING DATA FOR DECLARATION & AMENDMENTS THERETO:** The Declarations of Restrictions, Covenants and Conditions of Hidden Vistas Phase II Recording Information: Book 4332, Page 0038, Document Number 013345, in the real property records of Johnson County, Texas

Declarations of Restrictions, Covenants and Conditions of Hidden Vistas Phase 7  
Recording information: Document Number 201300027511 in the real property records of  
Johnson County, Texas

Declarations of Restrictions, Covenants and Conditions of Hidden Vistas Phase 8  
Recording Information: Document Number 2015-28876 in the real property records of  
Johnson County, Texas

First Amendment to the Declaration of Restrictions, Covenants and Conditions of Hidden  
Vistas Phase 7 Recording Information: Document Number 2017-29352 of the real property  
records of Johnson County, Texas

First Amendment to the Declaration of Restrictions, Covenants and Conditions of Hidden  
Vistas Phase 8 Recording Information: Document Number 2017-29353 of the real property  
records of Johnson County, Texas

Amendment to the Declarations of Restrictions, Covenants and Conditions of Hidden  
Vistas Phases 2, 7, and 8 Document Number 2019-29115 in the real property records of  
Johnson County, Texas

#### **4. HOW TO CONTACT THE ASSOCIATION THROUGH ITS MANAGING AGENT:**

clo Texas Star Community Management, LLC  
6401 S. Custer Road  
Suite 2020  
McKinney, TX 75070

Phone: (469) 899-1000  
Fax: (469) 533-8836  
Website: [www.townsq.io](http://www.townsq.io)  
Resales Certificates:  
[www.homewisedocs.com](http://www.homewisedocs.com)

Email: [manager@tscmanagement.com](mailto:manager@tscmanagement.com)

#### **5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:**

<b>Resale Certificate:</b>	<b>\$375.00</b>
<b>Statement of Account</b>	<b>\$75.00</b>
<b>Update Fee:</b>	<b>\$75.00</b>
<b>Transfer Fee:</b>	<b>\$200.00</b>
<b>Lender Questionnaire:</b>	<b>Up to \$200.00</b>
<b>Acquisition Assessment:</b>	<b>\$100.00</b>

**DATED:** February 23, 2024

**STONEGATE HOA**  
a Texas Property Owners Association

**By: TEXAS STAR COMMUNITY MANAGEMENT, LLC**  
a Texas corporation, its managing agent

By: *Susan Garrett*  
Susan Garrett, Vice President of Client Relations

**ACKNOWLEDGEMENT**

**THE STATE OF TEXAS**       §  
  §  
**COUNTY OF ELLIS**       §

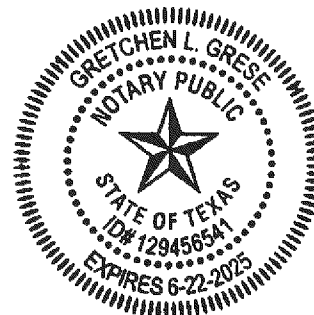
**BEFORE ME**, the undersigned notary public, on this day personally appeared Susan Garrett, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that s/he executed the same for the purposes and consideration set forth therein and in the capacity therein stated.

**SUBSCRIBED AND SWORN TO BEFORE ME**, on the 23 day of February, 2024.

*Gretchen L. Grese*

**NOTARY PUBLIC IN AND FOR**  
**THE STATE OF TEXAS**

**AFTER RECORDING PLEASE RETURN TO:**  
Texas Star Community Management, LLC  
6401 S. Custer Road  
Suite 2020  
McKinney, Texas 75070



**Johnson County**  
**April Long**  
**Johnson County**  
**Clerk**

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**Instrument Number:** 2024 - 5138

eRecording - Real Property

Property Owners Assoc Mgmt Cert

Recorded On: February 27, 2024 01:57 PM

Number of Pages: 4

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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:** 2024 - 5138  
**Receipt Number:** 20240227000150  
**Recorded Date/Time:** February 27, 2024 01:57 PM  
**User:** Leslie S  
**Station:** ccl83

**Record and Return To:**

Simplifile  
5072 North 300 West  
  
PROVO UT



**STATE OF TEXAS**  
**COUNTY OF JOHNSON**

**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 Johnson County, Texas.**

April Long  
Johnson County Clerk  
Johnson County, TX

*April Long*