

Kaufman County
Laura Hughes
County Clerk

Instrument Number: 2024-0006884

Billable Pages: 3
Number of Pages: 4

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
On: 03/11/2024 at 10:38 AM Document Number: <u>2024-0006884</u> Receipt No: <u>24-6365</u> Amount: \$ <u>33.00</u> Vol/Pg: <u>V:8416 P:426</u>	E-RECORDING



STATE OF TEXAS
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me
and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Leslie De La Rosa, Deputy

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.

Record and Return To:

TEXAS STAR COMMUNITY MANAGEMENT, LLC
6401 CUSTER ROAD S
SUITE 2020, TX 75070



**THE STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §**

**TERRELL CREEKSIDE ESTATES PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
As Required By Section 209.004, Texas Property Code**

NOTICE IS HEREBY GIVEN that the below property is controlled by a mandatory homeowners association.

- 1. SUBDIVISION INFORMATION:** Terrell Creekside Estates is a phased addition to the City of Terrell, Kaufman County, Texas.
 - The plat of Phase I was recorded on September 13, 2006, as Document No. 21582, Plat Records, Kaufman County, Texas.
 - The plat of Phase II was recorded on June 21, 2019, as Document No. 2019-0014269, Plat Records, Kaufman County, Texas.
 - The plat for Phase III was recorded on August 13, 2020, Document No. 2020-0023633, Plat Records, Kaufman County, Texas
 - The plat of Phase IV was recorded on August I 3, 2020, as Document No. 2020-0023635, Plat Records, Kaufman County, Texas.
- 2. DECLARATION INFORMATION:** Lots in Terrell Creekside Estates are subject to the Declaration of Covenants, Conditions & Restrictions for Terrell Creekside Estates an Addition to The City of Terrell, Kaufman County, Texas, recorded March 16, 2003, Volume 02217, Page 0527, of the Real Property Records, Kaufman County, Texas, as it may be amended from time to time.
 - Annexation and Supplemental Declaration 1 for Terrell Creekside Estates Phase 2 recorded on August I, 2019, as Document No. 2019-0018337 in Real Property Records of Kaufman County, Texas.
 - Annexation and Supplemental Declaration 2 for Terrell Creekside Estates Phase 3, recorded on October 27, 2020, as Document No. 2020-0033445 in Real Property Records of Kaufman County, Texas.
 - Annexation and Supplemental Declaration 3 for Terrell Creekside Estates Phase 4, recorded on October 22, 2022, as Document No. 2022-0037805 in Real Property Records of Kaufman County, Texas.
 - Annexation and Supplemental Declaration 4 for Terrell Creekside Estates Phase 5 and 6, recorded on July 12, 2023, as Document No. 2023-0019314 in Real Property Records of Kaufman County, Texas.
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- 3. NAME OF PROPERTY OWNERS ASSOCIATION:** Terrell Creekside Estates Homeowners Association, Inc.
- 4. ASSOCIATION'S MANAGING AGENT NAME AND MAILING ADDRESS:**

c/o 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
Resale Certificates: www.homewisedocs.com
Email: manager@tscmanagement.com


5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:

Resale Certificate	\$375.00
Statement of Account	\$75.00
Update Fee	\$75.00
Transfer Fee	\$200.00
Lender Questionnaire	Up to \$200.00
Working Capital Contribution	\$100.00
Reserve Contribution	\$150.00

DATED: March 3, 2024

**TERRELL CREEKSIDE ESTATES HOMEOWNERS
ASSOCIATION,
a Texas property owners association**

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

By: 
Susan Garrett, Vice President of Client Relations

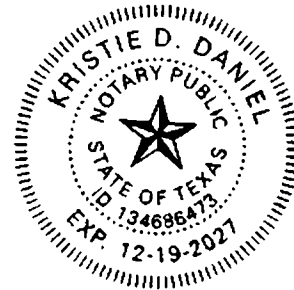
ACKNOWLEDGEMENT

**THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §**

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 this the 5th day of March, 2024.

Kristie D. Daniel
**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, TX 75070