

THE STATE OF TEXAS §  
§  
COUNTY OF COLLIN §

**CREEKVIEW 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:** Creekview Estates is a phased addition to the City of McKinney, Collin County, Texas.

- Phase 1 was recorded on November 15, 2006, as Document No. 20061115010004990, in Book 2006, Page 764.
- Phase 3 was recorded on November 15, 2006, as Document No. 20061115010004980, in Book 2006, Page 763.
- Phase 2A was recorded on June 23, 2010, as Document No. 20100623010001150, in Book 2010, Page 170.
- Phase 2B was recorded on May 30, 2012, as Document No. 20120530010001240 in Book 2012, Page 186.

**2. DECLARATION INFORMATION:** Lots in Creekview Estates are subject to the Declaration of Covenants, Conditions & Restrictions for Creekview Estates Owners Association an Addition to the City of McKinney, Collin County, Texas, recorded on October 6, 2006, as Document 20061006001445340 of the Real Property Records, Collin County, Texas, as it may be amended from time to time.

**3. NAME OF PROPERTY OWNERS ASSOCIATION:** Creekview Estates Owners 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.townsg.io](http://www.townsg.io)  
Resales Certificates:  
[www.homewisedocs.com](http://www.homewisedocs.com)  
Email: [manager@tscmanagement.com](mailto:manager@tscmanagement.com)

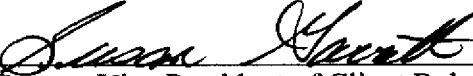
**5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:**

<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>Reserve Contribution:</b>	<b>\$260.00</b>

**DATED:** February 23, 2024

**CREEKVIEW ESTATES HOMEOWNERS ASSOCIATION, INC.**  
a Texas property owners association

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

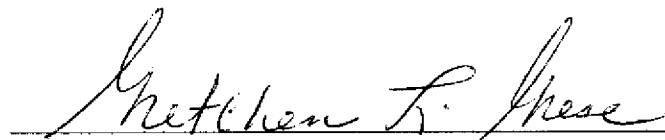
By:   
Susan Garrett, Vice President of Client Relations

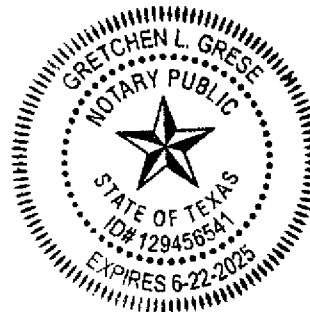
**ACKNOWLEDGEMENT**

**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 23<sup>rd</sup> of February, 2024.

  
**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

**Collin County**  
**Honorable Stacey Kemp**  
**Collin County Clerk**

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**Instrument Number:** 2024000027652

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: March 11, 2024 08:44 AM

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: 2024000027652

Receipt Number: 20240311000064

Recorded Date/Time: March 11, 2024 08:44 AM

User: Dwayne K

Station: Station 11

**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

