

THE STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

**OAK HILLS HOA OF BURLESON 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: Oak Hills is a phased addition to the City of Burleson, Johnson County, Texas.

- The plat of Phase I was recorded on December 8, 2017, in Drawer I, Volume 11, Page 361, Plat Records, Johnson County, Texas.
- The plat of Phase II was recorded on November 3, 2022, Page 250, Drawer M, Plat Records Johnson County, Texas.

2. DECLARATION INFORMATION: Lots in Oak Hills are subject to the Declaration of Covenants, Conditions & Restrictions for the Oak Hills HOA of Burleson an Addition to The City of Burleson, Johnson County, Texas, recorded on December 21, 2017 as Document No. 2017-31621, of the Real Property Records, Johnson County, Texas, as it may be amended from time to time; and

- First amendment to the declaration of covenants, condition and restrictions for Oak Hills HOA of Burleson, recorded on January 27, 2020 as Document No. 2002 in the Real Property Records of Johnson County, Texas.

3. NAME OF PROPERTY OWNERS ASSOCIATION: Oak Hills HOA of Burleson, 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	\$150.00

DATED: March 11, 2024

OAK HILLS HOA OF BURLESON, INC.,
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

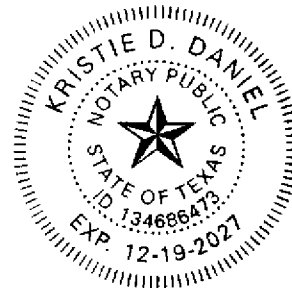
ACKNOWLEDGEMENT

THE STATE OF TEXAS §
§
COUNTY OF 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 11th 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
6041 Custer Road, Suite 2020
McKinney, TX 75070

Johnson County
April Long
Johnson County
Clerk

Instrument Number: 2024 - 6796

eRecording - Real Property

Certificate/Certification

Recorded On: March 12, 2024 10:59 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

******* 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: 2024 - 6796
Receipt Number: 20240312000065
Recorded Date/Time: March 12, 2024 10:59 AM
User: Honor C
Station: CCL45

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