

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

**SUMMER CREEK RANCH PROPERTY OWNERSMSOCIATION
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:** Summer Creek Ranch is a phased addition to the City of Ft. Worth, Tarrant County, Texas, according to the plats thereof recorded in the Tarrant County Real Property Records. The plats are as follows:
 - The plat of Phase 1 was recorded on November 27, 2000, as Document No. 0200265137, in Cabinet A, Slide 6283, Plat Records, Tarrant County, Texas.
 - The plat of Phase 2 was recorded on November 27, 2000, as Document No. 200265136, in Cabinet A, Slide 6281, Plat Records, Tarrant County, Texas.
 - The corrected plat of Lots 117, Block 1. Lots 1-16, Block 2. Lots 1-31, Block 3, Lots 1-6, Block 4, Lots 1-4, Block 6 and Lots 11, Block 7 Summer Creek Ranch (AKA Phase 2) was recorded on December 27, 2000, as Document No. 200287466, in Cabinet A, Slide 6340, Plat Records, Tarrant County, Texas.
 - The plat of Phase 8 was recorded on December 29, 2000, as Document No. 200288933, in Cabinet A, Slide 6355, Plat Records, Tarrant County, Texas.
 - The plat of Phase 9 was recorded on December 29, 2000, as Document No. 200288932, in Cabinet A, Slide 6354, Plat Records, Tarrant County, Texas.
 - The final plat of Lots 1-39, 40X, Block 26, Lots 1-51 & 52X, Block 27, Lots 1-20, Block 28, Lots 1 & 2, Block 31, Lots 1-7, Block 34 and Lots 3-19, Block 36 was recorded on December 29, 2000, as Document D200288933, in Cabinet A, Slide 6355, Plat Records, Tarrant County, Texas.
 - The final plat of Lots 1-5, 21X and Lots 6-20, Block 33, Lots 42-69, Block 34, Lots 1-30, Block 35, and Lots 1 and 2, Block 36 was recorded on December 29, 2000, as Document No. D200288932, in Cabinet A, Slide 6354, Plat Records, Tarrant County, Texas.
 - The final plat of Lot 10, Block 11 and Lot 37, Block 15 was recorded on May 14, 2001, as Document No. D201107411, Cabinet A, Slide 6651, Plat Records, Tarrant County, Texas.
 - Corrected Final Plat Lot 10, Block 12 and Lot 37, Block 15 was recorded on May 22, 2001, as Document No. 201114642, Cabinet A, Slide 6676, Plat Records, Tarrant County, Texas.
 - The plat of Phase 3A was recorded on October 18, 2002, as Document No. 202297140, in Cabinet A, Slide 7859, Plat Records, Tarrant County, Texas.
 - The final plat of Lots 14-20, Block 21 was recorded on October 25, 2002, as Document No. 202304652, Cabinet A, Slide 7897, Plat Records, Tarrant County, Texas.
 - The plat of Phase 3B was recorded on May 9, 2003, as Document No. 203167064, in Cabinet A, Slide 8346, Plat Record, Tarrant County, Texas.

- The plat of Phase 3C was recorded on October 25, 2002, as Document No. 202304652, in Cabinet A, Slide 7897, Plat Records, Tarrant County, Texas.
- The plat of Phase 4 was recorded on May 9, 2003, as Document No. 203167061, in Cabinet A, Slide 8341, Plat Records, Tarrant County, Texas.
- The plat of Phase 5A was recorded on July 3, 2003, as Document No. 203240178, in Cabinet A, Slide 8482, Plat Records, Tarrant County, Texas.
- The plat of Phase 6 was recorded on December 12, 2003, as Document No. 2034S8326, in Cabinet A, Slide 8853, Plat Records, Tarrant County, Texas.
- The plat of Phase 10 was recorded on December 12, 2003, as Document No. 203458336, in Cabinet A, Slide 8857, Plat Records, Tarrant County, Texas.
- The corrected plat of Phase 5A was recorded on February 27, 2004, as Document No. 204061081, in Cabinet A, Slide 9014, Plat Records, Tarrant County, Texas.
- The final plat of Lot 6-67 Block 32, Lots 6-15, Block 33 and Lots 23-41, Block 34 was recorded on April 2, 2004, as Document No. D204098521, Plat Records, Tarrant County, Texas.
- The plat of Phase 11 was recorded on April 2, 2004, as Document No. 204098521, in Cabinet A, Slide 9102, Plat Records, Tarrant County, Texas.
- The plat of Phase 7A was recorded on April 12, 2004, as Document No. 204107658, in Cabinet A, Slide 9122, Plat Records, Tarrant County, Texas.
- The final plat of Lots 88-109, Block 15, Lots 24-46, Block 19, Lots 1-20, Block 20, Lots 1-20, Block 37, Lots 1-7, Block 38 was recorded on April 12, 2004, as Document No. D204107658, Plat Records, Tarrant County, Texas.
- The corrected plat of Lots 1-39, Block 14 and Lots 24-62, Block 23 was recorded on August 12, 2004, as Document No. 204251919, Plat Records, Tarrant County, Texas.
- The plat of Phase 13A was recorded on December 13, 2004, as Document No. 204382925, in Cabinet A, Slide 9764, Plat Records, Tarrant County, Texas.
- The plat of Phase 5B was recorded on March 4, 2005, as Document No. 205060972, in Cabinet A, Slide 9991, Plat Records, Tarrant County, Texas.
- The final plat Lots 68-78, Block 15, Lots 1-28, Block 17, Lots 12-23C, Block 19 was recorded on November 23, 2005, as Document No. D205352369, Plat Records, Tarrant County, Texas.
- The plat of Phase 7B was recorded on November 23, 2005, as Document No. 2053S2369, in Cabinet A, Slide 10676, Plat Records, Tarrant County, Texas.
- The plat of Phase 13B was recorded on June 9, 2006, as Document No. 206174669, in Cabinet A, Slide 11186, Plat Records, Tarrant County, Texas.
- The plat of Phase 13A was recorded on December 1, 2006, as Document No. 206377538, in Cabinet A, Slide 11566, Plat Records, Tarrant County, Texas.
- The plat of Phase 12B was recorded on March 9, 2007, as Document No. 207084737, in Cabinet A, Slide 11761, Plat Records, Tarrant County, Texas.
- The amending plat of Phase 12B was recorded on March 24, 2008, as Document No. 208102351, in Cabinet A, Slide 12551, Plat Records, Tarrant County, Texas.
- The plat of Section 13C was recorded on August 17, 2018, as Document No. D218184039, Plat Records, Tarrant County, Texas.
- The plat of Lots 9-13, Block 41, Lots 1-24, Block 42, Lots 1-10, 11X, Block 43, Lot

IX, 2-17, Block 44, Lots 11-2, Block 45 and Lots 13-27, 28X, 29-30, 31X, Block 59 recorded on July 12, 2019, as Document No. D219152112, Plat Records, Tarrant County, Texas.

- The plat of Lots 47-55, 54X, 55-60, 61X, 62-75 Block 37, & Lots 1-21, Block 38, Lots 1-17, 18X & 19X, Block 39, Lots 1-78, Block 40, Lots 1-8, Block 41, Lots 32-19, Block 45, Lots 1-12, Block 59 and Lots 28-34 & 35X, Block 59 recorded on September 28, 2022, as Document No. D22237125, Plat Records, Tarrant County, Texas.

2. DECLARATION INFORMATION: Lots in Summer Creek Ranch are subject to the Declaration of Covenants, Conditions & Restrictions for Summer Creek Ranch, recorded on February 28, 2001, as Document No. D201040985, in Book 14745, Page 285, Real Property Records, Tarrant County, Texas, as it may be amended from time to time, including the following instruments in Tarrant County Real Property Records:

- First Amendment to Declaration of Covenants, Conditions and Restrictions for Summer Creek Ranch recorded on July 24, 2001, as Document No. 0201174677, in Book 15030, Page 137.
- Declaration of Annexation and Supplemental Declaration No. 1 filed January 13, 2003, Volume 16305, Page 0078.001
- Declaration of Annexation and Supplemental Declaration No. 2 recorded on May 5, 2003 as Document 0203159022, in Book 1668, Page 192.
- Assignment of Declarant's Rights Under Declaration of Covenants, Conditions and Restrictions for Summer Creek Ranch with Reservations of Rights and Assumption of Declarant's Obligations and Duties filed March 3, 2004, Document No. D204062587, Tarrant County, Texas.
- Declaration of Annexation and Supplemental Declaration No. 3 (Section X and XI) recorded on March 1, 2004 as Document No. D204062590.

3. NAME OF PROPERTY OWNERS ASSOCIATION: Summer Creek Ranch Homeowners Association, Inc.

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

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
Resales 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

DATED: March 3, 2024

**SUMMER CREEK RANCH 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

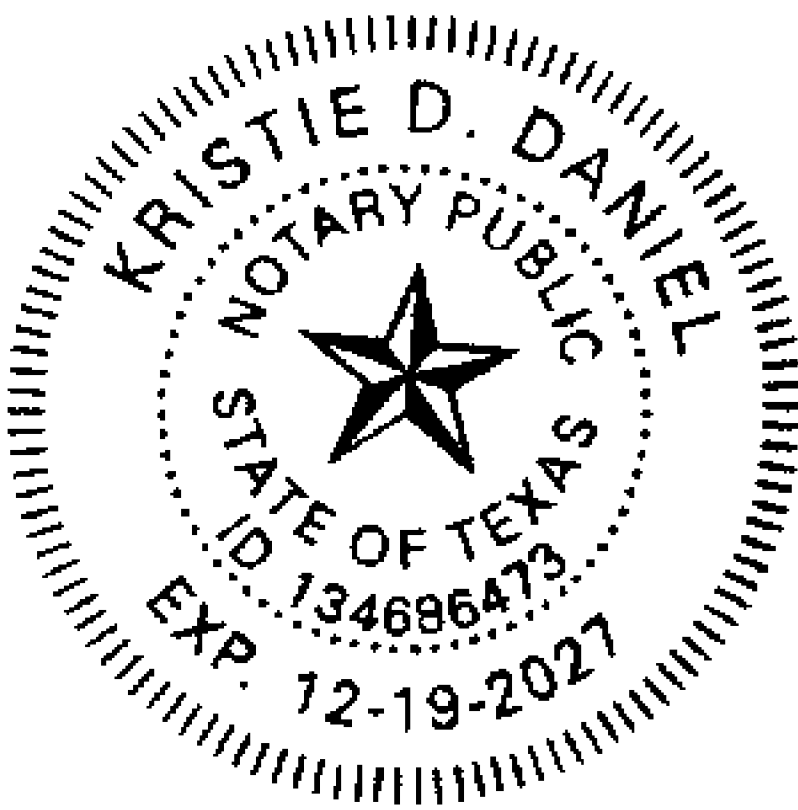
ACKNOWLEDGEMENT

THE STATE OF TEXAS §
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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.

SWORN AND SUBSCRIBED TO BEFORE ME: on this the 5th day of March, 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, Texas 7570