

34
3 0

THE STATE OF TEXAS §
 §
COUNTY OF ELLIS §

**HIDDEN CREEK III
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 homeowner's association.

1. **SUBDIVISION INFORMATION:** The Hidden Creek III Property Owners Association is a phased addition to the City of Red Oak, Ellis County, Texas.

2. **DECLARATION INFORMATION:** The Declaration of Restrictive Covenants for Hidden Creek III Subdivision was recorded on June 24, 2021, in Instrument No. 2127639 Deed of Records of Ellis County, Texas.

3. **NAME OF HOMEOWNERS ASSOCIATION:** Hidden Creek III Property Owners Association, Inc.

4. **RECORDING DATA FOR DECLARATION & AMENDMENTS THERETO:** Lots in Hidden Creek III are subject to the Declaration of Restrictive Covenants for Hidden Creek III Subdivision was recorded on September 24, 1980, in Volume 923, Page 70 et seq., Deed of Records of Ellis County, Texas.
 - The First Amended Declaration of Restrictive Covenants for Hidden Creek II Subdivision was recorded on May 13, 2022, Instrument No. 2219999.
 - Hidden Creek III Plat was recorded on October 21, 2002, Instrument No. 0230026 C F S 200 Property Records, Ellis County, Texas.
 - The Replat was filed on September 25, 2020, Instrument No. 2034666 K-280 – K-282 Property Records, Ellis 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
Resales Certificates:
www.homewisedocs.com

FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 2317407 FILING DATE/TIME: Jun 19, 2023 at 10:09:00 AM

Email: manager@tscmanagement.com

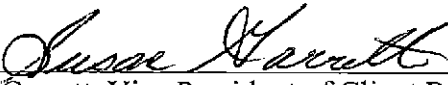
5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:

Resale Certificate:	\$300.00
Statement of Account	\$75.00
Update Fee:	\$75.00
Transfer Fee:	\$150.00
Lender Questionnaire:	Up to \$200.00
Acquisition/Initial Contribution:	\$500.00

DATED: June 1, 2023

**HIDDEN CREEK III PROPERTY OWNERS
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

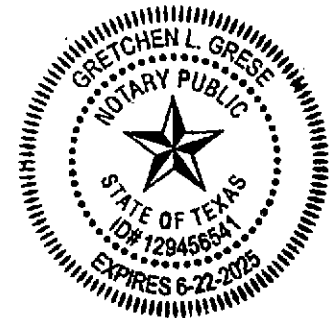
BEFORE ME, the undersigned notary public, on this day personally appeared Susan Garrett, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that s/he executed the same for the purposes and consideration set forth therein and in the capacity therein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

SUBSCRIBED AND SWORN TO BEFORE ME, on the 2nd day of June, 2023.

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





STATE OF TEXAS COUNTY OF ELLIS
I hereby certify this instrument was filed on the date
and time stamped hereon and was duly recorded in
the records of Ellis County, Texas as stamped hereon.



Hugo Valdez

COUNTY CLERK, ELLIS COUNTY, TEXAS

FILED FOR RECORD - ELLIS COUNTY, TX
INST NO. 2317407
on Jun 19, 2023 at 10:03:00 AM