

**Denton County
Juli Luke
County Clerk**

Instrument Number: 24930

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: March 11, 2024 09:40 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 24930
Receipt Number: 20240311000053
Recorded Date/Time: March 11, 2024 09:40 AM
User: Calinda B
Station: Station 20

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

**SUMMIT OAKS 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:** Summit Oaks is a phased addition to the City of Denton, Texas.
 - The plat of the Phase I was recorded on September 29, 1998, as Document No. 98-R0088159, Plat Records, Denton County, Texas.
 - The plat of Phase II was recorded on September 14, 2001, as Document No. 2001-R0096936, Plat Records, Denton County, Texas.
- 2. DECLARATION INFORMATION:** Lots in Summit Oaks are subject to the Declaration of Covenants, Restrictions and Easements for Summit Oaks, recorded as Document No. 106662 in Volume 4225, Page 1069, Real Property Records, Denton County, Texas, as it may be amended or supplemented from time to time.
 - First Amendment to Declaration of Covenants, Restrictions and Easement for Summit Oaks, filed May 3, 1999, Document No. 43431, Volume 4330, Page 1922, the Real Property Records of Denton County, Texas
- 3. PROPERTY OWNERS ASSOCIATION:** Summit Oaks 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.hornewisedoc.com
Email: manager@tsrllmanagement.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

SUMMIT OAKS 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 Customer Relations

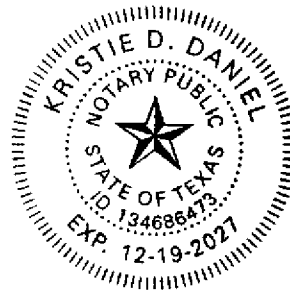
ACKNOWLEDGEMENT

**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