

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**PRESTON VINYARDS NORTH
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:** Preston Vineyards North is a phased addition to the City of Frisco, Collin County, Texas.
 - The final plat of Preston Vineyards North was recorded on August 20, 2002, as Document No. 20020820001188920, Book 5236, Page 3925, File 0118892, Plat Records, Collin County, Texas.
- 2. DECLARATION INFORMATION:** Lots in Preston Vineyards North are subject to the Declaration of Covenants, Conditions & Restrictions for Preston Vineyards North Homeowners Association, Inc. an Addition to The City of Frisco, Collin County, Texas, recorded as Document No. 20020614000854510, in Book 5190, Page 1537, File 085451, of the Real Property Records, Collin County, Texas, as it may be amended from time to time; and
 - Clarifying Amendment to the Declaration of Covenants, Conditions and Restrictions for Preston Vineyards North recorded on November 29, 2018, Document No. 20181129001459450.
 - First Amendment recorded February 12, 2020, Document No. 20200212000202150 in Real Property Records of Collin County.
- 3. NAME OF PROPERTY OWNERS ASSOCIATION:** Preston Vineyards North Homeowners 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.townsq.io
Resales Certificates: www.homewisedocs.com
Email: manager@tscmanagement.com

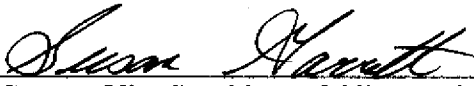
5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:

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 11, 2024

**PRESTON VINYARDS NORTH 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

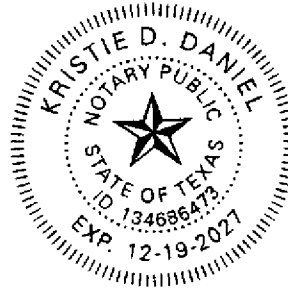
ACKNOWLEDGEMENT

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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

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

Instrument Number: 2024000028687

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: March 12, 2024 02:53 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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: 2024000028687

Receipt Number: 20240312000460

Recorded Date/Time: March 12, 2024 02:53 PM

User: Jennifer S

Station: Workstation cck163

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