

Kaufman County  
Laura Hughes  
County Clerk

Instrument Number: 2023-0001187

Billable Pages: 3  
Number of Pages: 4

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<b>On:</b> 01/12/2023 at 03:28 PM <b>Document Number:</b> <u>2023-0001187</u> <b>Receipt No:</b> <u>23-1139</u> <b>Amount:</b> \$ <u>34.00</u> <b>Vol/Pg:</b> <u>V:7950 P:102</u>	E-RECORDING



STATE OF TEXAS  
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me  
and was duly recorded in the Official Public Records of Kaufman County, Texas.

*Laura A. Hughes*

Laura Hughes, County Clerk

Recorded By: Maribel Vazquez, Deputy

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.

**Record and Return To:**

TEXAS STAR COMMUNITY MANAGEMENT, LLC  
6401 CUSTER ROAD S  
SUITE 2020, TX 75070



**THE STATE OF TEXAS           §**  
**§**  
**COUNTY OF KAUFMAN       §**

**FOUNDERS PLACE**  
**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:** Founders Place is a phased addition to the City of Talty, Kaufman County, Texas. The plat of Phase I was recorded on September 13, 2006, as Document No. 21582, Plat Records, Kaufman County, Texas. .
- 2. DECLARATION INFORMATION:** Lots in Founders Place are subject to the Declaration of Covenants, Conditions & Restrictions for Founders Place an Addition to The City of Talty, Kaufman County, Texas, recorded as Document No. 00019046, Book OR, Volume 2944, Page 430-484, of the Real Property Records, Kaufman County, Texas, as it may be amended from time to time.

First Amendment to Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens Applicable to Founders Place Subdivision, recorded as Document No. 2011-0009150, Volume 3960, Page 313.

- 3. NAME OF PROPERTY OWNERS ASSOCIATION:** Founders Place Homeowners Association, Inc.

**4. ASSOCIATION'S MANAGING AGENT NAME AND MAILING ADDRESS:**

<i>c/o</i> Texas Star Community Management, LLC	Phone: (469) 899-1000
6401 S. Custer Road	Fax: (469) 533-8836
Suite 2020	Website: <a href="http://www.townsq.io">www.townsq.io</a>
McKinney, TX 75070	Resales Certificates: <a href="http://www.homewisedocs.com">www.homewisedocs.com</a>
	Email: <a href="mailto:manager@tscmanagement.com">manager@tscmanagement.com</a>

**5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:**

<b>Resale Certificate:</b>	<b>\$300.00</b>
<b>Statement of Account</b>	<b>\$75.00</b>
<b>Update Fee:</b>	<b>\$75.00</b>
<b>Transfer Fee:</b>	<b>\$150.00</b>

**Lender Questionnaire:** Up to \$200.00

**Reserve Contribution:** \$35.42

**DATED:** January 1, 2023

**FOUNDERS PLACE 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 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 3<sup>rd</sup> day of

January, 2023.

Gretchen L. Grese  
**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

