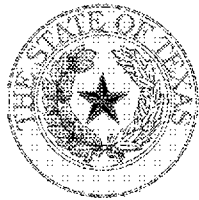


**Kaufman County
Laura Hughes
County Clerk**

Instrument Number: 2025-0020281

Billable Pages: 2
Number of Pages: 3

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
On: 06/30/2025 at 10:52 AM Document Number: <u>2025-0020281</u> Receipt No: <u>25-18081</u> Amount: \$ <u>29.00</u> Vol/Pg: <u>V:9035 P:535</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: Lyndsey Fulton, 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:**

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

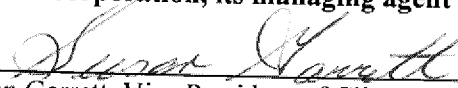
5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:

Resale Certificate	\$375.00
Statement of Account	\$75.00
Update Fee	\$75.00
Transfer Fee	\$200.00
Lender Questionnaire	Up to \$200.00
Reserve Contribution	\$35.42

DATED: June 25, 2025

**FOUNDERS PLACE HOMEOWNERS ASSOCIATION,
a Texas property owners association**

**By: TEXAS STAR COMMUNITY MANAGEMENT, LLC
a Texas corporation, its managing agent**

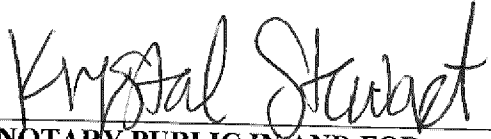
By 
Susan Garrett, Vice President of Client Relations

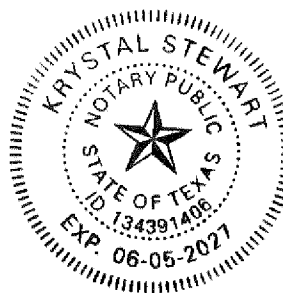
ACKNOWLEDGEMENT

**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 27th day of June, 2025.


**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